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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/13/2018 10:51 AM PG: 1 OF 4

This Document Prepared By:

Potestivo & Associates, P.C.

Kimberly J. Goodell

223 W Jackson Blvd., Suite 610

Chicago, Illinois 60606

After Recording Return To:

Janusz Pachla

4307 N Austin

Chicago, Illinois 60634

SPECIAL WARRANTY DEED

THIS INDENTURE made this 8 day of January, 2018 between **DEUTSCHE BANK NATIONAL TRUST COMPANY** as Trustee for **INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR35, MORTGAGE PASS-THROUGH CERTIFICATES Series 2006-AR35**, whose mailing address is **C/O Ocwen Loan Servicing, LLC., 1561 Worthington Road, Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Janusz Pachla - Married Taking as separate property** whose mailing address is **4307 N Austin, Chicago, IL 60634** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of **Cook** and State of Illinois and more particularly described on Exhibit A and known as **10321 South Avenue H, Chicago, IL 60617-6051**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

CCRD REVIEW! 

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Executed by the undersigned on Jan 8, 2018:

GRANTOR:

DEUTSCHE BANK NATIONAL TRUST COMPANY
as Trustee for **INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR35, MORTGAGE PASS-THROUGH CERTIFICATES Series 2006-AR35**

By: Thania Nunez
By: **Attorney-in-Fact Ocwen Loan Servicing, LLC**
Name: **Thania Nunez**
Title: **Contract Management Coordinator**

STATE OF FLORIDA
COUNTY OF Palm Beach | SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Thania Nunez**, personally known to me to be the Contract Management Coordinator of **Attorney-in-Fact Ocwen Loan Servicing, LLC** for **DEUTSCHE BANK NATIONAL TRUST COMPANY** as Trustee for **INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR35, MORTGAGE PASS-THROUGH CERTIFICATES Series 2006-AR35** and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Contract Management Coordinator [HE] [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said Contract Management Coordinator, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8 day of January, 2018

Commission expires 20
Notary Public

Katherine Burgos

SEND SUBSEQUENT TAX BILLS TO:
Janusz Pachla
4307 N Austin
Chicago, IL 60634



POA recorded on 10/22/2015, as instrument no 1429517015

REAL ESTATE TRANSFER TAX		13-Mar-2018
	CHICAGO:	825.00
	CTA:	330.00
	TOTAL:	1,155.00 *

26-08-316-008-0000 | 20180101677666 | 1-930-638-880

REAL ESTATE TRANSFER TAX		13-Mar-2018
	COUNTY:	55.00
	ILLINOIS:	110.00
	TOTAL:	165.00

26-08-316-008-0000 | 20180101677666 | 1-683-916-320

* Total does not include any applicable penalty or interest due.

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Exhibit A Legal Description

LOT 41 IN BLOCK 16 IN IRON WORKER'S ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTH FRACTIONAL ½ OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 26-08-316-008-0000

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Exhibit B Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property

Property of Cook County Clerk's Office