

# UNOFFICIAL COPY

This Document Prepared By:

Potestivo & Associates, P.C.

Kimberly J. Goodell

223 W Jackson Blvd., Suite 610

Chicago, Illinois 60606

After Recording Return To:

Ludmila Pisenenco-Clim and Vitalie  
Clim

6314 Silver Lake Trl.

Cary, Illinois 60013



\*1819844051D\*

Doc# 1819844051 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/17/2018 02:47 PM PG: 1 OF 4

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 30 day of May, 2018, between **Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W5**, whose mailing address is **c/o Ocwen Loan Servicing, LLC., 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Ludmila Pisenenco-Clim and Vitalie Clim - Wife and Husband as joint tenants with rights of survivorship** whose mailing address is **6314 Silver Lake Trl., Cary, IL 60013** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars 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 **5519 North Menard Avenue, Chicago, IL 60630-1221**.

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.

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Executed by the undersigned on May 30, 2018:

GRANTOR:

Deutsche Bank National Trust Company, as Trustee  
for Argent Securities Inc., Asset-Backed Pass-Through  
Certificates, Series 2004-W5

By: Katherine Burgos

By: Ocwen Loan Servicing, LLC., as Attorney-in-fact

Name: Katherine Burgos

Title: Contract Management Coordinator

STATE OF Florida  
COUNTY OF Palm Beach SS

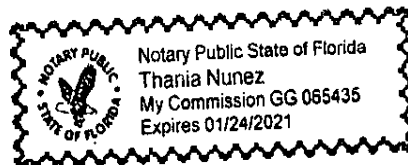
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Katherine Burgos, personally known to me to be the Contract Management Coordinator of Ocwen Loan Servicing, LLC., as Attorney-in-fact for Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W5 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 30 day of May, 2018

Commission expires     , 20    
Notary Public

*Thania Nunez*  
Thania Nunez

SEND SUBSEQUENT TAX BILLS TO:  
Ludmila Pisnenco-Clim and Vitalie Clim  
6314 Silver Lake Trl.  
Cary, IL 60013



POA recorded simultaneously herewith

REAL ESTATE TRANSFER TAX		17-Jul-2018
COUNTY:		88.50
ILLINOIS:		177.00
TOTAL:		265.50

13-08-205-008-0000 | 20180501686822 | 1-874-934-560

REAL ESTATE TRANSFER TAX 17-Jul-2018



CHICAGO:	1,327.50
CTA:	531.00
TOTAL:	1,858.50 *

13-08-205-008-0000 | 20180501686822 | 0-347-716-384

Total does not include any applicable penalty or interest due.

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**Exhibit A**  
Legal Description

LOT 147 IN WILLIAM ZELOSKY'S CATALPA PARK, BEING A SUBDIVISION OF THAT PART OF THE NORTH 666 FEET OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-08-205-008-0000

Property of Cook County  
**COOK COUNTY  
RECORDER OF DEEDS**

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Clerk's Office

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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