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This Document Prepared By

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Doc# 1906506179 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/06/2019 01:21 PM PG: 1 OF 4

After Recording Return To:

KRASIMIR MARINOV
19807 S Woodruff Ct.
Frankfort, Illinois 60423

**SPECIAL WARRANTY DEED**

THIS INDENTURE made this 23<sup>rd</sup> day of January, 2019, between **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-AR3**, whose mailing address is **c/o Ocwen Loan Servicing, LLC., 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **KRASIMIR MARINOV - A SINGLE PERSON** whose mailing address is **19807 S Woodruff Ct., Frankfort, IL 60423** (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 **116 East Chestnut Drive, Streamwood, IL 60107-1442**.

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 January 13, 2019:

GRANTOR:  
DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR AMERIQUEST  
MORTGAGE SECURITIES INC., ASSET-BACKED  
PASS-THROUGH CERTIFICATES, SERIES 2003-  
AR3

By: [Signature]

By: Ocwen Loan Servicing, LLC., as attorney-in-fact  
Name: Christian Lazu

Title: Contract Management Coordinator

Property of Cook County, Illinois

STATE OF Florida  
SS  
COUNTY OF Palm Beach

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christian Lazu, 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 AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-AR3 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 LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of January, 2019.

Commission expires       , 20    
Notary Public

SEND SUBSEQUENT TAX BILLS TO:  
KRASIMIR MARINOV  
19807 S Woodruff Ct.  
Frankfort, IL 60423

POA recorded simultaneously herewith

[Signature]  
Beonide Durandisse

VILLAGE OF STREAMWOOD  
REAL ESTATE TRANSFER TAX  
045250 \$ 342.00

NOTARY PUBLIC  
STATE OF FLORIDA  
Notary Public State of Florida  
Beonide Durandisse  
My Commission GG 228061  
Expires 04/28/2020

REAL ESTATE TRANSFER TAX 06-Mar-2019  
COUNTY: 56.00  
ILLINOIS: 112.00  
TOTAL: 168.00  
06-23-105-028-0000 | 20190101690424 | 1-927-222-688

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## Exhibit A

### Legal Description

LOT 28 IN STREAMWOOD UNIT NO. 2 A SUBDIVISION IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **06-23-105-028-0000**

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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