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Doc#: 1507239005 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/13/2015 09:50 AM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Kimberly J. Goodell
223 W. Jackson Blvd., Suite 610
Chicago, IL 60606

After Recording Return To:

Jessie M. Digby and Jacqueline R. Williams
27612 S State Line Road
Crete, IL 60417

SPECIAL WARRANTY DEED

THIS INDENTURE made this 6 day of February, 2015, between **DEUTSCHE BANK NATIONAL TRUST COMPANY**, as trustee for the registered holders of **MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC3**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Jessie M. Digby, A Single Person and Jacqueline R. Williams, A Single Person As Joint tenants with rights of survivorship**, whose mailing address is **27612 S State Line Road, Crete, IL 60417** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Twenty-Two Thousand Dollars (\$22,000.00), 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 **22637 Pleasant Drive #4, Richton Park, IL 60471**.

S Yes
P 5
S N
M N
SC Yes
E Yes
INT ow

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,

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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.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		12-Mar-2015
	COUNTY:	11.00
	ILLINOIS:	22.00
	TOTAL:	33.00
31-33-202-003-1004 20150301667517 0-074-109-312		

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Executed by the undersigned on 2/16, 2015:

GRANTOR:

DEUTSCHE BANK NATIONAL TRUST COMPANY, as trustee for the registered holders of MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC3

By: Jon King

By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact

Name: **Jon King**

Title: **Contract Management Coordinator**

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 Jon King, 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 the registered holders of MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC3** 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 Corporation, for the uses and purposes therein set forth.

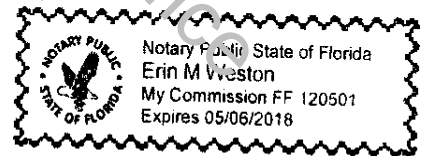
Personally Known To Me
[Signature]

Given under my hand and official seal, this 16 day of February, 2015

Commission expires , 20
Notary Public

[Signature]
Erin Weston

SEND SUBSEQUENT TAX BILLS TO:
Jessie M. Digby and Jacqueline R. Williams
27612 S State Line Road
Crete, IL 60417



POA recorded on March 5, 2014 as Instrument No: 1406419148

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Exhibit A Legal Description

UNIT NO. 4 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THE SOUTH 304 FEET OF LOT 1 (EXCEPT THE EAST 20 FEET THEREOF) IN BURNSIDE'S LAKEWOOD ESTATES, A SUBDIVISION OF THE NORTH 33 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY CORONADO CONSTRUCTION COMPANY, INC., AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 21770214; TOGETHER WITH AN UNDIVIDED 5.100 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Permanent Real Estate Index Number: 31-33-202-003-1004

Office of Cook County 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.