

# UNOFFICIAL COPY



Doc#: 1509219155 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/02/2015 04:15 PM Pg: 1 of 5

**This Document Prepared By:**

Potestivo & Associates, PC
Kimberly J. Goodell
223 W. Jackson Blvd., Suite 510
Chicago, IL 60606

**After Recording Return To:**

Gilberto Rivera and Monica Rivera
4566 N. Elston Ave
Chicago, IL 60630

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## SPECIAL WARRANTY DEED

THIS INDENTURE made this 13<sup>th</sup> day of February, 2015, between **DEUTSCHE BANK NATIONAL TRUST COMPANY**, as Trustee for **MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-NC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC1**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 2561 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Gilberto Rivera - A Married Person and Monica Rivera - A Single Person, As Joint Tenants with rights of survivorship**, whose mailing address is **4566 N. Elston Ave, Chicago, IL 60630** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Fifty-Nine Thousand Dollars (\$59,000.00), 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 **4416 North Harding Avenue Unit# 9, Chicago, IL 60625**.

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.

REAL ESTATE TRANSFER TAX		03-Apr-2015
	CHICAGO:	442.50
	CTA:	177.00
	TOTAL:	619.50
13-14-121-031-011   20150301669062		0-193-599-872

REAL ESTATE TRANSFER TAX		03-Apr-2015
	COUNTY:	29.50
	ILLINOIS:	59.00
	TOTAL:	88.50
13-14-121-031-1011   20150301669062		1-827-543-424

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Executed by the undersigned on February 13, 2015:

GRANTOR:

**DEUTSCHE BANK NATIONAL TRUST COMPANY, as  
Trustee for MORGAN STANLEY ABS CAPITAL I INC.  
TRUST 2006-NC1, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-NC1**

By: Mark Stufft

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

Name: **Mark Stufft**

Title: **Contract Management Coordinator**

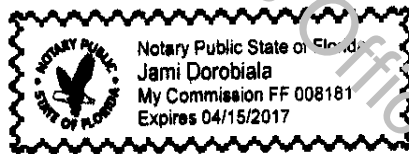
STATE OF FL )  
COUNTY OF Palm Beach ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Stufft (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 MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-NC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC1** 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.

**Personally Known To Me**

Given under my hand and official seal, this 13<sup>th</sup> day of February, 2015

Commission expires 2015, 20 2-13-15  
Notary Public Jami Dorobiala



SEND SUBSEQUENT TAX BILLS TO:  
**Gilberto Rivera and Monica Rivera**  
4566 N. Elston Ave  
Chicago, IL 60630

POA recorded on June 12, 2014 as Instrument No: 1416345057

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## Exhibit A Legal Description

PARCEL ONE: UNIT (S) 9 AND PARKING UNIT P-2 IN THE 4416 N. HARDING CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 20 IN BLOCK 1 PEARSON AND KINNES ADDITION TO IRVING PARK, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0310418079 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL TWO: THE EXCLUSIVE RIGHT TO USE STORAGE SPACES S-11 AND S-12 LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0310418079 IN COOK COUNTY ILLINOIS.

Permanent Real Estate Index Number: 13-14-121-031-1011

PROPERTY 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.

Property of Cook County Clerk's Office