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Doc#: 1608410094 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/24/2016 03:47 PM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Caitlin E. Cipri
223 W. Jackson Blvd., Suite 610
Chicago, IL 60606

After Recording Return To:

Haim Brody and Courtney Brody
718 W Oakdale Ave
Chicago, IL 60657

SPECIAL WARRANTY DEED

THIS INDENTURE made this 12 day of February, 2016, between U.S. BANK NATIONAL ASSOCIATION, as Trustee for BNC Mortgage Loan Trust 2007-2 Mortgage Pass-Through Certificates, Series 2007-2, whose mailing address is C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and Haim Brody and Courtney Brody, Husband and Wife, As Joint Tenants with Rights of Survivorship, whose mailing address is 718 W Oakdale Ave, Chicago, IL 60657 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Six Hundred Seven Thousand Two Hundred Ninety-Nine Dollars (\$607,299.00), 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 718 W Oakdale Ave, Chicago, IL 60657.

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

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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

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Executed by the undersigned on 2/12, 2016:

GRANTOR:

U.S. BANK NATIONAL ASSOCIATION, as Trustee for BNC Mortgage Loan Trust 2007-2 Mortgage Pass-Through Certificates, Series 2007-2

By: Jon King

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

Name: **Jon King**

Title: **Portfolio 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 Portfolio Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for U.S. BANK NATIONAL ASSOCIATION, as Trustee for BNC Mortgage Loan Trust 2007-2 Mortgage Pass-Through Certificates, Series 2007-2** 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 Portfolio 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.

Given under my hand and official seal, this 12 day of February, 2016

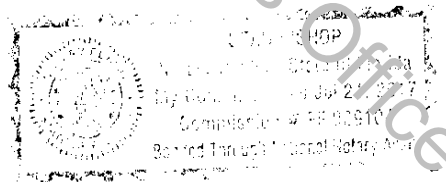


Sean Bishop


Commission expires 7/21, 2017
Notary Public



Personally Known To Me

**SEND SUBSEQUENT TAX BILLS TO:
Haim Brody and Courtney Brody
718 W Oakdale Ave
Chicago, IL 60657**



POA recorded on March 5, 2014 as Instrument No: 1406415017

REAL ESTATE TRANSFER TAX		25-Mar-2016
	CHICAGO:	4,556.25
	CTA:	1,822.50
	TOTAL:	6,378.75*

REAL ESTATE TRANSFER TAX		25-Mar-2016
	COUNTY:	303.75
	ILLINOIS:	607.50
	TOTAL:	911.25

14-28-110-013-0000 | 20160301683703 | 1-595-225-664

14-28-110-013-0000 | 20160301683703 | 0-673-902-144

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

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Exhibit A
Legal Description

LOT 13 (EXCEPT THE SOUTH 25 FEET THEREOF) IN HASSANDER'S SUBDIVISION OF LOT 2 (EXCEPT THE NORTH 100 FEET AND THE SOUTH 50 FEET THEREOF) IN SUBDIVISION OF 20 ACRES NORTH OF AND ADJOINING THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-28-110-013-0000

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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.

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