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Doc#: 1609910077 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/08/2016 02:46 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:

Edgar Jimenez
1612 16th Avenue
Melrose Park, IL 60160

SPECIAL WARRANTY DEED

THIS INDENTURE made this 11 day of DEC, 2015, between **Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Edgar Jimenez, A Single Person**, whose mailing address is **1612 16th Avenue, Melrose Park, IL 60160** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Thirty-Two Thousand Dollars (\$32,000.00), 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 **1910 South 17th Avenue, Maywood, IL 60153**.

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

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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 Dec 11, 2015:

GRANTOR:

**Deutsche Bank National Trust Company, as Trustee for
NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar
Home Equity Loan Asset-Backed Certificates, Series 2007-1**

By: _____

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

Name: **Jose Manrique**

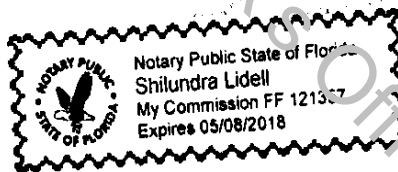
Title: **Contract Management Coordinator** *

STATE OF FLORIDA)
) SS
COUNTY OF PERMIAN)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jose Manrique, personally known to me to be the * of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1** 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 * [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 *, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11 day of Dec, 2015

Shilundra Lidell
Shilundra Lidell
Commission expires 5/8, 2018
Notary Public



SEND SUBSEQUENT TAX BILLS TO:
Edgar Jimenez
1612 16th Avenue
Melrose Park, IL 60160

Personally Known To Me

POA recorded on October 24, 2014 as Instrument No: 1429740002

REAL ESTATE TRANSFER TAX		08-Apr-2016	
COUNTY:	16.00	ILLINOIS:	32.00
TOTAL:	48.00		

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Exhibit A Legal Description

THE SOUTH 30 FEET OF THE NORTH 60 FEET OF LOT 7 IN BROADVIEW ESTATES ADDITION TO MAYWOOD, A SUBDIVISION OF BLOCKS 10, 15 AND 16 IN WALLACE'S ADDITION TO MAYWOOD, ALSO THE EAST ¼ OF THE NORTH 67.2 ACRES OF THE SOUTH 150.4 ACRES OF THE WEST ½ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-15-315-020-0000

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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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