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Doc#: 1614739247 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/26/2016 02:39 PM Pg: 1 of 5

After Recording Return To:

Michelle Boyd
11256 S. Parnell Ave
Chicago, IL 60628

SPECIAL WARRANTY DEED

THIS INDENTURE made this 18 day of November, 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, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Michelle Boyd - A Married Person**, whose mailing address is **11256 S. Parnell Ave, Chicago, IL 60628** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Twenty-One Thousand Dollars (\$21,000.00), 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 **12748 South Lowe, Chicago, IL 60628**.

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.



REAL ESTATE TRANSFER TAX 26-May-2016

	CHICAGO:	157.50
	CTA:	63.00
	TOTAL:	220.50 *

25-33-103-035-0000 | 20160501610173 | 1-233-806-976

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

REAL ESTATE TRANSFER TAX 26-May-2016

		COUNTY:	10.50
		ILLINOIS:	21.00
		TOTAL:	31.50

25-33-103-035-0000 | 20160501610173 | 0-990-001-472

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Executed by the undersigned on November 18, 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: Moraima Medina
By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact
 Name: Moraima Medina
 Title: * Account 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 Moraima Medina 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 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 * [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 18 day of November, 2015

Commission expires 11/16, 2017
Notary Public

Guirlene Dolcine
 Guirlene Dolcine



SEND SUBSEQUENT TAX BILLS TO:
Michelle Boyd
 11256 S. Parnell Ave
 Chicago, IL 60628

POA recorded simultaneously herewith

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Exhibit A
Legal Description

LOT 16 IN BLOCK 3 IN NEW ROSELAND, BEING A SUBDIVISION OF THAT PART OF FRACTIONAL SECTION 33, NORTH OF THE INDIAN BOUNDARY LINE AND THAT PART OF FRACTIONAL SECTIONS 28 AND 33, SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1927 AS DOCUMENT NUMBER 9813257, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 25-33-103-035-0000

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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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