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Doc#: 1615915010 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/07/2016 08:50 AM 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:

Denali Partners LLC
2405 S Oakley Ave
Chicago, IL 60608

SPECIAL WARRANTY DEED

THIS INDENTURE made this 17 day of may, 2016, between **Deutsche Bank National Trust Company, as Trustee for American Home Mortgage Assets Trust 2006-1, Mortgage-Backed Pass-Through Certificates, Series 2006-1** by **Ocwen Loan Servicing, LLC** as attorney in fact, whose mailing address is **C/o Ocwen Loan Servicing, LLC., 1661 Worthington Road Suite 100, West Palm Beach, FL, 33409** hereinafter ("Grantor"), and **Denali Partners LLC, A Limited Liability Company**, whose mailing address is **2405 S Oakley Ave, Chicago, IL 60608** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Sixty-One Thousand Nine Hundred Fifty-Four Dollars (\$61,954.00), 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 **7952 South Evans Avenue, Chicago, IL 60619**.

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

S Yes
P 5
S N
M N
SC yes
E yes
INT no

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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 may 17, 2016:

GRANTOR:

Deutsche Bank National Trust Company, as Trustee for American Home Mortgage Assets Trust 2006-1, Mortgage-Backed Pass-Through Certificates, Series 2006-1

By: Moraima Medina

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

Name: **Moraima Medina**

Title: ***Contract Management Coordinator**

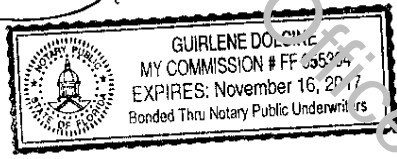
STATE OF Florida)
) SS
COUNTY OF Palm Beach)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that 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 American Home Mortgage Assets Trust 2006-1, Mortgage-Backed Pass-Through Certificates, Series 2006-1**, 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 17 day of may, 2016

Commission expires 11/16, 2017
Notary Public



Guirlene Dolcine
Guirlene Dolcine



SEND SUBSEQUENT TAX BILLS TO:
Denali Partners LLC
2405 S Oakley Ave
Chicago, IL 60608

REAL ESTATE TRANSFER TAX		01-Jun-2016
	CHICAGO:	465.00
	CTA:	186.00
	TOTAL:	651.00 *

20-34-206-028-0000 | 20160501610466 | 1-655-601-472
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		06-Jun-2016
	COUNTY:	31.00
	ILLINOIS:	62.00
	TOTAL:	93.00

20-34-206-028-0000 | 20160501610466 | 2-030-451-008

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Exhibit A
Legal Description

LOT 26 IN BLOCK 2 IN CHATHAM FIELDS, BEING A SUBDIVISION OF THE
NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-34-206-028-0000

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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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