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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/19/2016 09:30 AM Pg: 1 of 5

**This Document Prepared By:**

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223 W. Jackson Blvd., Suite 610
Chicago, IL 60606

**After Recording Return To:**

Jeffrey Hays
757 Cheyenne Court
Elgin, IL 60123

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## SPECIAL WARRANTY DEED

THIS INDENTURE made this 21 day of July, 2016 between **Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2006-3**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1651 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Jeffrey Hays - A Single Person**, whose mailing address is **757 Cheyenne Court, Elgin, IL 60123** hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of **Eighty-Two Thousand Eight Hundred Fifty-Four Dollars (\$82,854.00)**, 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 **1013 Saxon Court, Unit 25b1-2, Elgin, IL 60120**.

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 matters set forth on Exhibit B.

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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.

COOK COUNTY  
RECORDER OF DEEDS  
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**Exhibit A**  
**Legal Description**

UNIT NUMBER 25 B1-2 IN OAKWOOD HILLS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATES: CERTAIN LOTS IN "FINAL PLAT" OAKWOOD HILLS UNIT 1, OAKWOOD HILLS UNIT 2 AND OAKWOOD HILLS UNIT 3 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 18 AND PART OF THE NORTH 1/2 OF SECTION 19, ALL IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 26, 1993 AS DOCUMENT NUMBER 93401383; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

Permanent Real Estate Index Number: 06-19-210-020-1227

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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.

COOK COUNTY  
RECORDS OF DEEDS  
SCANNED BY \_\_\_\_\_

Cook County Clerk's Office