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This Document Prepared By:

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After Recording Return To:

Abhay Raj
2463 West Branch Court
Naperville, Illinois 60565



Doc# 1630044060 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/26/2016 03:23 PM PG: 1 OF 5

SPECIAL WARRANTY DEED

THIS INDENTURE made this 14 day of October, 2016, between **U.S. Bank National Association, as Trustee, for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS2**, whose mailing address is **C/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Abhay Raj, A Married Person**, whose mailing address is **2463 West Branch Court, Naperville, IL 60565** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ninety-Six Thousand Four Hundred Thirty-Nine Dollars and 00/100 (\$96,439.00), 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 **124 Home Avenue, Unit 2B, Oak Park, IL 60302**.

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.

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.

CRDREVIEW

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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.

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Executed by the undersigned on 10/14, 2016:

GRANTOR:

U.S. Bank National Association, as Trustee, for
Residential Accredit Loans, Inc., Mortgage Asset-
Backed Pass-Through Certificates, Series 2006-QS2

By: Sean Bishop

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

Name: Sean Bishop

Title: Contract Management Coordinator

Property of County Clerk's Office

STATE OF Florida
COUNTY OF Palm Beach | SS

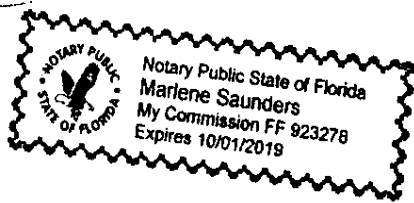
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sean Bishop personally known to me to be the Contract Management Coordinator of Ocwen Loan Servicing, LLC, as Attorney-In-Fact for U.S. Bank National Association, as Trustee, for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS2 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 Contract Management Coordinator [HE] signed and delivered the instrument as [HIS] free and voluntary act, and as the free and voluntary act and deed of said Contract Management Coordinator, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of Oct, 2016

Marlene Saunders

Marlene Saunders

Commission expires 10/1, 2019
Notary Public



SEND SUBSEQUENT TAX BILLS TO:
Abhay Raj
2463 West Branch Court
Naperville, IL 60565


POA recorded simultaneously herewith

REAL ESTATE TRANSFER TAX		26-Oct-2016
COUNTY:		48.25
ILLINOIS:		96.50
TOTAL:		144.75

16-07-303-016-1005 | 20161001668291 | 0-321-277-760

Real Estate Transfer Tax

\$776.000



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Exhibit A Legal Description

UNIT 124-2B IN THE PLEASANT COURT CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 21 IN THE RESUBDIVISION OF LOT 1-11, INCLUSIVE IN GEORGE SCOVILLE'S SUBDIVISION OF 49 ACRES OF THE WEST 129 ACRES IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39, NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 2003, AS DOCUMENT NUMBER 0311922107, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 16-07-303-016-1005

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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, authorization, or similar items (if any) in connection with the conduct of any activity upon the property.

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