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FIDELITY NATIONAL
TITLE INSURANCE

OC 17002360

Doc#. 1707449067 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/15/2017 09:21 AM Pg: 1 of 5

Dec ID 20170301618717
ST/CO Stamp 0-891-251-392 ST Tax \$151.00 CO Tax \$75.50
City Stamp 0-082-111-168 City Tax: \$1,585.50

This Document Prepared By:

Potestivo & Associates, P.C.

Caitlin E Cipri

223 W Jackson Blvd., Suite 610

Chicago, Illinois 60606

After Recording Return To:

Accountable Solutions Inc

15000 S Cicero Avenue #2A

Oak Forest, Illinois 60452

SPECIAL WARRANTY DEED

THIS INDENTURE made this 23 day of Feb, 2017, between **The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as indenture Trustee for NovaStar Mortgage Funding Trust, Series 2006-MTA1, NovaStar Home Equity Loan Asset-Backed Notes, Series 2006-MTA1**, whose mailing address is **c/o Ocwen Loan Servicing, LLC 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Accountable Solutions Inc** whose mailing address is **15000 S Cicero Avenue, #2A, Oak Forest, IL 60452** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Fifty Thousand Seven Hundred Seventy-Nine Dollars and 00/100 (\$150,779.00), 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 **4508 North Harding Avenue, Chicago, IL 60625**.

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

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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	09-Mar-2017
 CHICAGO:	1,132.50
CTA:	453.00
TOTAL:	1,585.50 *

13-14-114-033-0000 | 20170301618717 | 0-032-111-168

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

REAL ESTATE TRANSFER TAX	09-Mar-2017
  COUNTY:	75.00
ILLINOIS:	151.00
TOTAL:	226.50

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Executed by the undersigned on 2-23, 2017:

GRANTOR:

The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as indenture Trustee for NovaStar Mortgage Funding Trust, Series 2006-MTA1, NovaStar Home Equity Loan Asset-Backed Notes, Series 2006-MTA1

By: Rafael Gonzalez
By: Ocwen Loan Servicing, LLC as attorney in fact

Name: **Rafael Gonzalez**
Title: **Contract Management Coordinator**

Property of Cook County Notary Public's Office

STATE OF FL
COUNTY OF Palm Beach SS

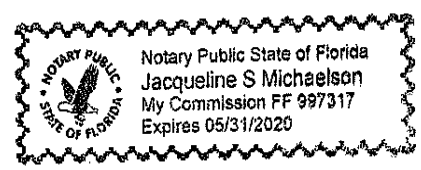
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rafael Gonzalez, personally known to me to be the X of Ocwen Loan Servicing, LLC as attorney in fact for The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as indenture Trustee for NovaStar Mortgage Funding Trust, Series 2006-MTA1, NovaStar Home Equity Loan Asset-Backed Notes, Series 2006-MTA1 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 X [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 X, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23 day of FEB, 2017

Commission expires , 20
Notary Public

Jacqueline S. Michaelson
Jacqueline S. Michaelson

SEND SUBSEQUENT TAX BILLS TO:
Accountable Solutions Inc
15000 S Cicero Avenue
#2A
Oak Forest, IL 60452
POA recorded simultaneously herewith



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Exhibit A
Legal Description

LOT 5 IN JAMES F. BAMBA'S RESUBDIVISION OF LOTS 55 TO 60 IN BLOCK 1 AND LOTS 48 TO 51 IN BLOCK 2 IN GOETZ'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-14-114-033-0000

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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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