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Doc# 1725641013 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS



DATE: 09/13/2017 12:18 PM PG: 1 OF 4

This Document Prepared By:

Potestivo & Associates, P.C.
Kimberly J. Coocell
223 W Jackson Blvd., Suite 610
Chicago, Illinois 60606

After Recording Return To:

Lotus Home Builders LLC
15 Hanson Rd
Algonquin, Illinois 60102

REAL ESTATE TRANSFER TAX	13-Sep-2017
	COUNTY: 106.50
	ILLINOIS: 213.00
	TOTAL: 319.50
12-14-203-031-0000	20170801609990   1-818-911-680

SPECIAL WARRANTY DEED

THIS INDENTURE made this 30 day of August, 2017, between Deutsche Bank National Trust Company, solely as Trustee for Harborview Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2006-14, whose mailing address is C/O Owen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and Lotus Home Builders LLC, An Illinois Limited Liability Company whose mailing address is 15 Hanson Rd, Algonquin, IL 60102 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), 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 4653 North Thatcher Avenue, Norridge, IL 60706.

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, 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.

**NORRIDGE TRANSFER-PASSED**

Cert. # 2017TS-7526

Issued By: SW Date: 8-29-17

Bm

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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.

Executed by the undersigned on August 30, 2017:

GRANTOR:

**Deutsche Bank National Trust Company, solely as Trustee for Harborview Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2006-14;**

By: [Signature]

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

Name: **Katherine Burgos**

Title: **Contract Management Coordinator**

STATE OF Florida

SS

COUNTY OF Palm Beach

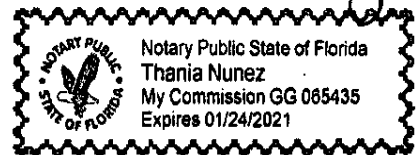
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Katherine Burgos** personally known to me to be the **Contract Management Coordinator** for **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for Deutsche Bank National Trust Company, solely as Trustee for Harborview Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2006-14** 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] [SHE] signed and delivered the instrument as [HIS] [HER] 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 30 day of August, 2017

**Thania Nunez**

Commission expires —, 20—  
Notary Public

[Signature]



SEND SUBSEQUENT TAX BILLS TO:  
**Lotus Home Builders LLC**  
**15 Hanson Rd**  
**Algonquin, IL 60102**

POA recorded 2/18/2015 as Instrument No 150917025

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**Exhibit A**  
Legal Description

LOT 15 AND 16 AND THE NORTH 1/2 OF LOT 17 IN BLOCK 3 IN LAWRENCE AVE GARDENS, BEING A SUBDIVISION OF THAT PART EAST OF THE CENTER OF THATCHER AVE OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Permanent Real Estate Index Number: 12-14-203-031-0000

Property of Cook County Clerk's Office

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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.

Property of Cook County Clerk's Office