

This Document Prepared By

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



Doc# 1831845045 Fee \$44.00

After Recording Return To:

Jose A Aguilera
1611 N 32nd Ave
Melrose Park, Illinois 60160

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/14/2018 02:57 PM PG: 1 OF 4

SPECIAL WARRANTY DEED

THIS INDENTURE made this 26 day of Sept, 2018, between **Deutsche Bank National Trust Company as Trustee for NovaStar Mortgage Funding Trust, Series 2006-5 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-5**, whose mailing address is **C/o Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **Jose A Aguilera - A Single Person** whose mailing address is **1611 N 32nd Ave, Melrose Park, IL 60160** (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 **1317 South 8th Avenue, Maywood, IL 60153**.

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.

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 14-Nov-2018



COUNTY:	21.50
ILLINOIS:	43.00
TOTAL:	64.50

15-14-125-008-0000 | 20181001620307 | 1-788-994-208

VILLAGE OF MAYWOOD

\$ 172.00

Real Estate Transfer Tax Paid Sanchez Wilson 11/6/18

CCRD REVIEW

# UNOFFICIAL COPY

Executed by the undersigned on 9/26, 2018:

GRANTOR:

Deutsche Bank National Trust Company as Trustee  
for NovaStar Mortgage Funding Trust, Series 2006-5  
NovaStar Home Equity Loan Asset-Backed  
Certificates, Series 2006-5

By: Jacqueline S. Michaelson

By: Ocwen Loan Servicing LLC, as Attorney-in-fact.

Name: Jacqueline S. Michaelson

Title: Contract Management Coordinator

STATE OF Florida

COUNTY OF Palm Beach SS

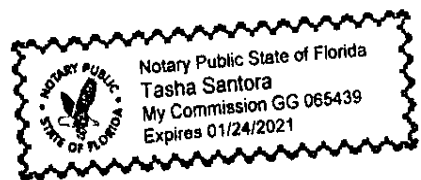
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jacqueline S. Michaelson, personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing LLC, as Attorney-in-fact.** for Deutsche Bank National Trust Company as Trustee for NovaStar Mortgage Funding Trust, Series 2006-5 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-5 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 OCWEN, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of SEPT, 2018

Commission expires     , 20      
Notary Public

Tasha Santora

SEND SUBSEQUENT TAX BILLS TO:  
**Jose A Aguilera**  
1611 N 32nd Ave  
Melrose Park, IL 60160



**Tasha Santora**

POA recorded on 10/24/2014 as instrument # 1429740002

# UNOFFICIAL COPY

## Exhibit A

### Legal Description

LOTS NINE (9) AND TEN (10) IN BLOCK ONE HUNDRED FIFTY-SEVEN 157) IN MAYWOOD IN SECTION FOURTEEN (14), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE TWELVE (12), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **15-14-125-008-0000**

Property of Cook County Clerk's Office

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

# UNOFFICIAL COPY

## 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