

This Document Prepared By:

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



Doc# 1909234070 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/02/2019 01:54 PM PG: 1 OF 4

After Recording Return To:

FLAWLESS HOMES LLC
4819 Main St.
Skokie, Illinois 60077

SPECIAL WARRANTY DEED

THIS INDENTURE made this 4 day of March, 2019 between DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDER OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE1, whose mailing address is c/o Ocwen Loan Servicing, LLC., 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 hereinafter ("Grantor"), and FLAWLESS HOMES LLC - AN ILLINOIS LIMITED LIABILITY COMPANY whose mailing address is 4819 Main St., Skokie, IL 60077 (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 6022 North Fairfield Avenue, Chicago, IL 60659.

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.

# UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

02-Apr-2019



COUNTY:	142.75
ILLINOIS:	285.50
TOTAL:	428.25

Executed by the undersigned on March 4, 2019:

13-01-224-033-0000 | 20190201610716 | 0-110-230-944

GRANTOR:  
 DEUTSCHE BANK NATIONAL TRUST  
 COMPANY, AS TRUSTEE FOR THE REGISTERED  
 HOLDER OF MORGAN STANLEY ABS CAPITAL I  
 INC. TRUST 2007-HE1 MORTGAGE PASS-  
 THROUGH CERTIFICATES SERIES 2007-HE1

By: *Thania Nunez*  
 By: Ocwen Loan Servicing, LLC., as attorney-in-fact  
 Name: Thania Nunez  
 Title: Contract Management Coordinator

Property of Cook County, Illinois

STATE OF Florida  
 COUNTY OF Palm Beach

REAL ESTATE TRANSFER TAX

02-Apr-2019



CHICAGO:	2,141.25
CTA:	856.50
TOTAL:	2,997.75 *

13-01-224-033-0000 | 20190201610716 | 1-935-836-064

Total does not include any applicable penalty or interest due.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thania Nunez 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 THE REGISTERED HOLDER OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE1 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 4 day of March, 2019

Commission expires       , 20    
Notary Public

*Katherine Burgos*  
 Katherine Burgos

SEND SUBSEQUENT TAX BILLS TO:  
 FLAWLESS HOMES LLC  
 4819 Main St.  
 Skokie, IL 60077



POA recorded simultaneously herewith

# UNOFFICIAL COPY

## Exhibit A

### Legal Description

LOT 11, IN BLOCK 4 IN ELLIS AND MORRIS ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION OF THE WEST ½ OF THE WEST ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **13-01-224-033-0000**

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