

# UNOFFICIAL COPY

This Document Prepared By:

Potestivo & Associates, P.C.

Charlotte Haack

223 W Jackson Blvd., Suite 610

Chicago, Illinois 60606



Doc# 2031825007 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/13/2020 10:29 AM PG: 1 OF 4

After Recording Return To:

Sarit Levine

1912 N 18<sup>th</sup> Ave. Apt. 4

Melrose Park, IL 60160

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 12<sup>th</sup> day of May, 2020, between **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE5**, whose mailing address is **c/o PHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, NJ 08054**, hereinafter ("Grantor"), and **SARIT LEVINE, A MARRIED PERSON** whose mailing address is **1912 N. 18<sup>th</sup> Ave., Apt. 4, 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 **140 Silver Ln., Melrose Park, IL 60160-2535**.

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.

S ✓  
P ✓  
S ✓  
M ✓  
SC ✓  
E ✓  
IND ✓

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Executed by the undersigned on May 12th, 2020:

GRANTOR:  
DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR THE REGISTERED HOLDERS  
OF MORGAN STANLEY ABS CAPITAL I INC.  
TRUST 2007-HE5 MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2007-HE5

BY ITS ATTORNEY-IN-FACT PHH MORTGAGE  
CORPORATION

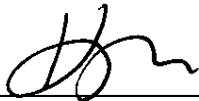
BY:   
Name: DANIEL GRAFTON  
Title: CONTRACT MANAGEMENT COORDINATOR

STATE OF FLORIDA

SS

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [X] physical presence of [ ] online notarization, this 12th day of May 2020, by DANIEL GRAFTON as CONTRACT MANAGEMENT CO-ORDINATOR for PHH MORTGAGE CORPORATION AS ATTORNEY-IN-FACT FOR DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE5, who is personally known to me or who has produced \_\_\_\_\_ as identification.



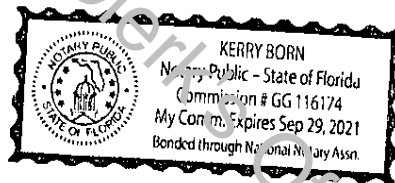
Signature of Notary Public

Name of Notary Public: Kerry Born

Notary Commission Expiration Date: \_\_\_\_\_

Personally Known:

OR Produced Identification: \_\_\_\_\_



SEND SUBSEQUENT TAX BILLS TO:

**Sarit Levine**  
1912 N 18<sup>th</sup> Ave. Apt. 4  
Melrose Park, IL 60160

POA recorded simultaneously herewith

VILLAGE OF MELROSE PARK  
Certificate of Compliance

TRANSFER STAMP

Ordinance No. 687

140 S Ives Ln  
Address of Property

MDV 9-22-2020  
Approved Date

REAL ESTATE TRANSFER TAX

06-Nov-2020



COUNTY: 69.50  
ILLINOIS: 139.00  
TOTAL: 208.50

15-02-338-043-0000

| 20200501675877 | 1-098-281-952

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## Exhibit A Legal Description

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK,  
STATE OF ILLINOIS, TO HAVE AND TO HOLD FOREVER:

LOT 548 IN WINSTON PARK UNIT NUMBER 2, BEING A SUBDIVISION OF PARTS OF  
SECTIONS 2 AND 3 IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL  
MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1956 AS DOCUMENT  
16628779, IN COOK COUNTY ILLINOIS.

Permanent Real Estate Index Number: **15-02-338-043-0000**

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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

Property of Cook County Clerk's Office