

# UNOFFICIAL COPY

This Document Prepared By:

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Chicago, Illinois 60606



Doc# 2101217090 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/12/2021 10:34 AM PG: 1 OF 4

After Recording Return To:

JGL Investments, LLC

235 W Van Buren St Unit 1616

Chicago, IL 60607

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 18th day of August, 2020, between **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED SEPTEMBER 1, 2006 FOR MASTR ASSET-BACKED SECURITIES TRUST 2006-NC2 MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2006-NC2**, whose mailing address is **c/o PHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, NJ 08054**, hereinafter ("Grantor"), and **JGL INVESTMENTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY** whose mailing address is **235 W Van Buren St Unit 1616, Chicago, IL 60607**, (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 **3406 Montmartre Avenue, Hazel Crest, IL 60429-2240**.

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

18-Nov-2020



COUNTY: 37.00

ILLINOIS: 74.00

TOTAL: 111.00

28-35-406-005-0000

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Executed by the undersigned on August 18, 2020:

GRANTOR:  
U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE UNDER POOLING AND SERVICING  
AGREEMENT DATED SEPTEMBER 1, 2006 FOR  
MASTR ASSET-BACKED SECURITIES TRUST  
2006-NC2 MORTGAGE PASSTHROUGH  
CERTIFICATES, SERIES 2006-NC2

BY ITS ATTORNEY-IN-FACT PHH MORTGAGE  
CORPORATION

BY: *[Signature]*

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  physical presence or  on-line notarization, this 18<sup>th</sup> day of August 2020, by Daniel Grafton as Contract Management Coordinator for PHH MORTGAGE CORPORATION AS ATTORNEY-IN-FACT FOR U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED SEPTEMBER 1, 2006 FOR MASTR ASSET-BACKED SECURITIES TRUST 2006-NC2 MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2006-NC2, who is personally known to me or who has produced \_\_\_\_\_ as identification.

*[Signature]*

Signature of Notary Public

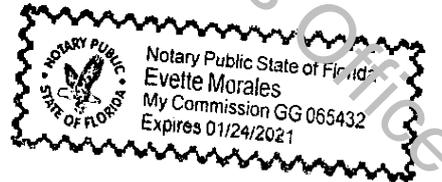
**Evette Morales**

Name of Notary Public: \_\_\_\_\_

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

Personally Known:  \_\_\_\_\_

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



SEND SUBSEQUENT TAX BILLS TO:

**JGL Investments, LLC**

**235 W Van Buren St Unit 1616**

**Chicago, IL 60607**

**POA recorded simultaneously herewith**

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**Exhibit A**  
**Legal Description**

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF COOK:  
LOT 52, IN CHATEAUX CAMPAGNE SUBDIVISION, UNIT NUMBER S-1, BEING PART OF  
THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH,  
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **28-35-406-005-0000**

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