

# UNOFFICIAL COPY



Doc#: 1600616061 Fee: \$46.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 01/06/2016 03:32 PM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Caitlin E. Cipri
223 W. Jackson Blvd., Suite 610
Chicago, IL 60606

After Recording Return To:

City Capital Holdings LLC 3
2326 Bradley Pl
Evanston, IL 60202

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## SPECIAL WARRANTY DEED

THIS INDENTURE made this 1 day of October, 2015, between **Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W4**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor"), and **City Capital Holdings LLC 3, an Illinois Limited Liability Company**, whose mailing address is **2326 Bradley Pl, Evanston, IL 60202** (hereinafter, [collectively], "Grantee"). WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Eighteen Thousand Five Hundred Dollars (\$118,500.00), 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 **2326 Bradley Pl, Evanston, IL 60202**.

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

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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.

Property of Cook County Clerk's Office

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Executed by the undersigned on October 1, 2015:

GRANTOR:

Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W4

By: Moraima Medina

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

Name: Moraima Medina

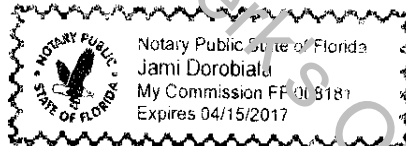
Title: \* Contract Management Coordinator

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 Moraima Medina (personally known to me) to be the \* of Ocwen Loan Servicing, LLC, as Attorney-In-Fact for Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W4 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 \* [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 \*, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1 day of October, 2015

Commission expires 10-1-15, 2015  
Notary Public Jami Dorobiala



SEND SUBSEQUENT TAX BILLS TO:  
City Capital Holdings LLC 3  
2326 Bradley Pl  
Evanston, IL 60202

POA recorded on April 28, 2014 as Instrument No: 1411822108

CITY OF EVANSTON 029520

Real Estate Transfer Tax  
City Clerk's Office

**PAID** SEP 08 2015  
AMOUNT \$ 600.00

Agent [Signature]

REAL ESTATE TRANSFER TAX

06-Jan-2016



COUNTY: 59.25  
ILLINOIS: 118.50  
TOTAL: 177.75

10-24-120-001-0000 | 20150901624155 | 1-507-454-016

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**Exhibit A**  
Legal Description

LOT 1 IN BLOCK 8 IN THOMAS P. GREY'S MAIN STREET ADDITION TO EVANSTON,  
A SUBDIVISION OF THE WEST 1/3 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF  
SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 10-24-120-001-0000

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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.

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