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Doc#: 1825446070 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/11/2018 12:15 PM Pg: 1 of 5

Dec ID 20180801665400
ST/CO Stamp 0-522-723-488 ST Tax \$48.50 CO Tax \$24.25
City Stamp 1-797-034-144 City Tax: \$509.25

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Rd.
Schaumburg, IL 60173
P (847) 517-4310

After Recording Return To:

Diamond Developers LLC
5010 W. 190 th Place
Country Club Hills, IL 60478
P: (708) 623-5440

SPECIAL WARRANTY DEED

THIS INDENTURE made this 10 day of August, 2018, between **Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2005-C, Asset Backed Pass-Through Certificates**, hereinafter ("Grantor"), and **Diamond Developers LLC**, whose mailing address is **5010 W. 190th Place, Country Club Hills, IL 60478**, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, 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 **8446 S. Ashland Ave, Chicago, IL 60620**.

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.

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REMINENT NATIONAL TITLE



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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		07-Sep-2018
	COUNTY:	21.25
	ILLINOIS:	48.50
	TOTAL:	72.75
20-31-414-040-0000 20180801665400 0-522-723-488		

REAL ESTATE TRANSFER TAX		07-Sep-2018
	CHICAGO:	363.75
	CTA:	145.50
	TOTAL:	509.25 *
20-31-414-040-0000 20180801665400 1-797-034-144		

* Total does not include any applicable penalty or interest due.

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Exhibit A
Legal Description

LOT 19 (EXCEPT THAT PART TAKEN FOR WIDENING OF ASHLAND AVENUE) IN BLOCK 14 OF THE SUBDIVISION OF BLOCKS 12, 13 AND 14 IN NEUMANN AND HART'S ADDITION TO ENGLEWOOD HEIGHTS, A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 10 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-31-414-040-0000

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.