

This Document Prepared By:

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223 W Jackson Blvd., Suite 610
Chicago, Illinois 60606



Doc# 1931634095 Fee \$88.00

After Recording Return To:

B&B DWELLING, LLC.
2427 W Erie St.
Chicago, Illinois 60612

RHSP FEE:\$9.00 RPRF FEE: \$1.00
 EDWARD H. MOODY
 COOK COUNTY RECORDER OF DEEDS
 DATE: 11/12/2019 11:21 AM PG: 1 OF 4

SPECIAL WARRANTY DEED

THIS INDENTURE made this 20 day of August, 2019, between DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-QS18, whose mailing address is c/o PFF Mortgage Corporation, 1 Mortgage Way, Mount Laurel, NJ. 08054 hereinafter ("Grantor"), and B&B DWELLING, LLC., A ILLINOIS LIMITED LIABILITY COMPANY whose mailing address is 2427 W Erie St., Chicago, IL. 60612 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten 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 8215 South Dorchester Avenue, Chicago, IL. 60619.

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.

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UNOFFICIAL COPY

Executed by the undersigned on August 20 2019:

GRANTOR:
DEUTSCHE BANK TRUST COMPANY
AMERICAS, AS TRUSTEE FOR RESIDENTIAL
ACCREDIT LOANS, INC., MORTGAGE ASSET-
BACKED PASS-THROUGH CERTIFICATES,
SERIES 2006-QS18

By: Thania Nunez
By: ITS ATTORNEY-IN-FACT PHH MORTGAGE
CORPORATION

Name: Thania Nunez
Title: Contract Management Coordinator

STATE OF Florida
COUNTY OF Palm Beach

SS

REAL ESTATE TRANSFER TAX		12-Nov-2019
	COUNTY:	30.75
	ILLINOIS:	61.50
	TOTAL:	92.25
20-35-228-005-0000 20190801665138 0-930-636-128		

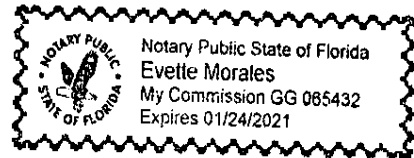
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thania Nunez personally known to me to be the Contract Management Coordinator of ITS ATTORNEY-IN-FACT PHH MORTGAGE CORPORATION for DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-QS18 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 20 day of August, 2019

Commission expires , 20
Notary Public

Evette Morales
Evette Morales

SEND SUBSEQUENT TAX BILLS TO:
B&B DWELLING, LLC.
2427 W Erie St.
Chicago, IL 60612



POA recorded simultaneously herewith

REAL ESTATE TRANSFER TAX		12-Nov-2019
	CHICAGO:	461.25
	CTA:	184.50
	TOTAL:	645.75 *
20-35-228-005-0000 20190801665138 0-311-193-952		

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

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Exhibit A

Legal Description

ALL THAT PARCEL OF LAND IN COUNTY OF COOK, STATE OF ILLINOIS AS MORE FULLY DESCRIBED IN DOCUMENT 0411347196 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 10 FEET OF LOT 26 AND THE SOUTH $\frac{1}{2}$ OF LOT 27 IN BLOCK 4 IN FRANK A. SMITH'S SUBDIVISION OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-35-228-005-0000

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