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This Document Prepared By:

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Doc#: 2016703068 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/15/2020 09:45 AM Pg: 1 of 4

Dec ID 20200101698577
ST/CO Stamp 0-657-616-096 ST Tax \$48.00 CO Tax \$24.00

After Recording Return To:
Inspired Development Group, Inc., an Illinois Corporation
11301 S. Harlem Avenue Worth, IL 60482

FIRST AMERICAN TITLE
FILE # 3033458 lacan

SPECIAL WARRANTY DEED

THIS INDENTURE made this 30 day of JANUARY, 2020, between **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., QUEST TRUST 2004-X3, ASSET BACKED CERTIFICATES, SERIES 2004-X3**, whose mailing address is **C o PHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, NJ 08054**, hereinafter ("Grantor"), and **INSPIRED DEVELOPMENT GROUP, INC., AN ILLINOIS CORPORATION**, whose mailing address is **11301 S. Harlem Avenue, Worth, IL 60482**, (hereinafter, [collectively], "Grantee"), **WITNESSETH**, that the Grantor, for and in consideration of the sum of **Ten and 00/100 Dollars (\$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 **1419 South 2nd Avenue, Maywood, IL 60153**.

1120F-4139

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.

VILLAGE OF MAYWOOD

\$ 192.00

Nanka Skippin
Associate Transfer Tax Paid
4/3/2020

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Executed by the undersigned on JANUARY 30, 2020.

GRANTOR:
DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE FOR AMERIQUEST MORTGAGE
SECURITIES INC., QUEST TRUST 2004-X3, ASSET
BACKED CERTIFICATES, SERIES 2004-X3

BY PHH MORTGAGE CORPORATION AS
ATTORNEY IN FACT 1/30/2020

BY: [Signature]
Name: Beonide Durandisse
Title: Contract Management Coordinator

STATE OF Florida | SS
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence of online
notarization, this 30 day of JANUARY, 2020, by Beonide Durandisse as
Contract Management Coordinator for PHH MORTGAGE CORPORATION AS ATTORNEY IN
FACT FOR DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR
AMERIQUEST MORTGAGE SECURITIES INC., QUEST TRUST 2004-X3, ASSET BACKED
CERTIFICATES, SERIES 2004-X3, who is personally known to me or who has produced
_____ as identification.

[Signature]

Signature of Notary Public



Name of Notary Public: Evette Morales
Notary Commission Expiration Date: _____
Personally Known:
OR Produced Identification: _____

SEND SUBSEQUENT TAX BILLS TO:
Inspired Development Group, Inc., an Illinois Corporation
11301 S. Harlem Avenue
Worth, IL 60482

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Exhibit A Legal Description

LOTS 9 AND 10 IN BLOCK 166 IN MAYWOOD, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2 AND THE WEST 1/2 OF SECTION 11, AND THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin: 15-14-139-016-0000

Property Address: 1419 S. 2nd Ave., Maywood, IL 60153

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