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This Document Prepared By:

Potestivo & Associates, P.C.
Charlotte Haack
223 W Jackson Blvd., Suite 610
Chicago, Illinois 60606



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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/10/2021 03:19 PM PG: 1 OF 4

After Recording Return To:

OPTIMAX REAL ESTATE LLC
721 W Lake Street, #200
Addison, IL 60101

SPECIAL WARRANTY DEED

THIS INDENTURE made this 17th day of September, 2021, between **THE BANK OF NEW YORK MELLON (FKA THE BANK OF NEW YORK) AS TRUSTEE FOR THE HOLDERS OF AMERICAN HOME MORTGAGE INVESTMENT TRUST 2004-4**, whose mailing address is c/o **PHH MORTGAGE CORPORATION, 1 Mortgage Way, Mount Laurel, New Jersey, 08054**, hereinafter ("Grantor"), and **OPTIMAX REAL ESTATE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, whose mailing address is **721 W Lake Street, #200, Addison, IL 60101**, 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 **10721 South Eggleston Avenue, Chicago, Illinois, 60628**.

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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Exhibit A Legal Description

LOT 7 IN BLOCK 1 IN FIRST BELLEVUE ADDITION TO ROSELAND, BEING A SUBDIVISION OF THE EAST 486.40 FEET OF THE WEST 1139.90 FEET (EXCEPT THE EAST 16 FEET OF THE SOUTH 125 FEET OF THE NORTH 158 FEET THEREOF) OF LOTS 35 AND 38 (EXCEPT THE EAST 33 FEET AND THE WEST 33 FEET THEREOF) IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTH 33 FEET LYING EAST OF THE WEST 1139.90 FEET OF SAID LOT 35 IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **25-16-307-007-0000**

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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.

Property of Cook County Clerk's Office