

UNOFFICIAL COPY

This Document Prepared By:

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



Doc# 2317747040 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/26/2023 02:37 PM PG: 1 OF 4

After Recording Return To:

HENRY SAKOWSKI
4945 N HARLEM AVE #2
CHICAGO, IL 60656

SPECIAL WARRANTY DEED

THIS INDENTURE made this 11th day of May, 2023, between **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-W4**, whose mailing address is **c/o PHH MORTGAGE CORPORATION, 1661 WORTHINGTON ROAD, SUITE 100, WEST PALM BEACH, FLORIDA, 33409**, hereinafter ("Grantor"), and **HENRY SAKOWSKI - A MARRIED PERSON**, whose mailing address is **4945 N HARLEM AVE #2, CHICAGO, IL 60656**, 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 **1001 LATHROP AVENUE, FOREST PARK, IL 60130**.



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 FOREST PARK
PROPERTY COMPLIANCE
No. **9993**
5-23-23 *SH*
Approved/Date

AL ESTATE TRANSFER TAX	23-Jun-2023
	COUNTY: 140.00
	ILLINOIS: 280.00
	TOTAL: 420.00
15-13-310-040-0000	20230501613262 0-429-635-280

UNOFFICIAL COPY

Executed by the undersigned on May 11, 2023:

GRANTOR:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-W4, BY PHH MORTGAGE CORPORATION, AS ATTORNEY-IN-FACT

By: Jacqueline S. Michaelson
Name: Jacqueline S. Michaelson
Title: Contract Management Coordinator

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

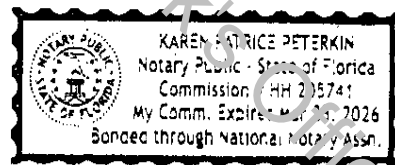
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of May 2023, by Jacqueline S. Michaelson as Contract Management Coordinator for PHH MORTGAGE CORPORATION, AS ATTORNEY-IN-FACT for DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-W4, personally known to me or who has produced N/A as identification.

Given under my hand and official seal, this 11th day of May, 2023

[Signature]

Signature of Notary Public

Name of Notary Public: Karen Patrice Peterkin
Notary Commission Expiration Date: _____
Personally Known: X
OR Produced Identification: N/A



SEND SUBSEQUENT TAX BILLS TO:
HENRY SAKOWSKI
4945 N HARLEM AVE #2
CHICAGO, IL 60656

POA recorded simultaneously herewith

UNOFFICIAL COPY

Exhibit A Legal Description

LOT ONE (EXCEPT THE WEST 75.00 FEET THEREOF) (1) AND LOT TWO (EXCEPT THE WEST 75.00 FEET THEREOF) (2) IN BLOCK SIXTEEN (16) IN THE SUBDIVISION OF BLOCK SEVEN (7) (EXCEPT THE SOUTHWEST QUARTER (1/4) THEREOF) & OF BLOCK SIXTEEN (16) (EXCEPT THE NORTH SEVENTY-FIVE) (75) FEET OF THE WEST HALF (1/2) THEREOF) & ALL OF BLOCK SEVENTEEN (17) IN JOSEPH K. DUNLOP'S SUBDIVISION OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) AND THAT PART OF THE EAST ONE THIRD (1/3) OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) LYING EAST OF THE CENTER OF DES PLAINES AVENUE IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **15-13-310-040-0000**

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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