



Doc# 2401157003 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/11/2024 09:55 AM PG: 1 OF 2

SPECIAL WARRANTY DEED

This Instrument Prepared By: THOMAS ALLGOOD, ESQ. o/b/o BC LAW FIRM, P.A. 200 CONTINENTAL DRIVE 401 NEWARK, DE 19713

THIS INDENTURE made on 10 day of December, 2023, by and between SIWELL D/B/A CAPITAL MORTGAGE SERVICES OF TEXAS, duly authorized to transact business in the STATE of Illinois, party of the first part, and MAJESTIC WORLD HOLDINGS LLC, party of the second part, WITNESSETH, that the party of the first part for and in consideration of the sum of One Hundred Thousand and 00/100 Dollars (\$100,000.00), and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of said corporation, by these presents does grant, bargain, sell and convey unto the party of the second part, and it's assigns, FOREVER, all the following described real estate, situated in the county of COOK, and State of Illinois known and described as follows, to wit:

The land referred to herein below is situated in the county of Cook, State of Illinois, and is described as follows:

LOT 44 AND THE NORTH 7 FEET OF LOT 43 IN BLOCK 13 IN CALUMET AND CHICAGO CANAL AND DOCK COMPANY SUBDIVISION OF FRACTIONAL SECTIONS 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PREMISES CONVEYED TO SIWELL D/B/A CAPITAL MORTGAGE SERVICES OF TEXAS FROM THE JUDICIAL SALES CORPORATION, AN ILLINOIS CORPORATION BY DEED DATED OCTOBER 23, 2023 AND RECORDED ON NOVEMBER 16, 2023 IN INSTRUMENT NO. 3332057037.

APN: 26-06-107-003-0000
Property Address: 8707 S MANISTEE AVENUE, CHICAGO, IL 60617
This instrument was prepared without the benefit of a title examination.

SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS; CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS AND DRAIN TILE, PIPE OR OTHER CONDUIT AND ALL OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.

Table with REAL ESTATE TRANSFER TAX, 11-Jan-2024, COUNTY: 50.00, ILLINOIS: 100.00, TOTAL: 150.00

Table with REAL ESTATE TRANSFER TAX, 11-Jan-2024, CHICAGO: 750.00, CTA: 300.00, TOTAL: 1,050.00

26-06-107-003-0000 | 20240101608680 | 0-024-541-232
* Total does not include any applicable penalty or interest due



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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part and its assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part and its 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 as to matters of title.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Agent, the day and year first above written.

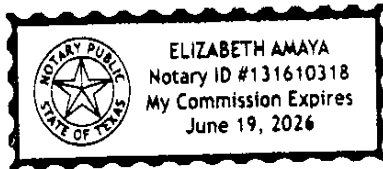
SIWELL D/B/A CAPITAL MORTGAGE SERVICES OF TEXAS

By: [Signature]
Name: DANIEL LEWIS
Title: CEO

STATE OF TEXAS, SS
COUNTY OF LUBBOCK

On this date, before me personally appeared Daniel Lewis, CEO, before me known to be the person who executed the foregoing instrument on behalf of **SIWELL D/B/A CAPITAL MORTGAGE SERVICES OF TEXAS** and acknowledged that he/she executed the same as his/her free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of aforesaid, this 6 day of Dec., 2023.



[Signature]
Notary Public
My term Expires: 6/19/2026

Recordation Requested By/Return to:
SUMMIT SETTLEMENT SERVICES
50 JORDAN STREET
EAST PROVIDENCE, RI 02914
File No. AHP-142808-REO

Send Tax Notices to:
MAJESTIC WORLD HOLDINGS LLC
1621 CENTRAL AVE
CHEYENNE, WY 82001