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This Document Prepared By:

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Doc# 2405734027 Fee \$88.00

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

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 02/26/2024 04:29 PM PG: 1 OF 4

After Recording Return To:

AJOLLY VENTURES LLC 8033 SOUTH MARSHFIELD AVENUE CHICAGO, ILLINO'S, 60620

#### SPECIAL WARRANTY DEED

THIS INDENTURE made this 8th day of February , 2024, between DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-W5, whose mailing address is c/o PHH MORTGAGE CORPORA(IGN, 1661 WORTHINGTON ROAD, SUITE 100, WEST PALM BEACH, FLORIDA, 33409, here mafter ("Grantor"), and AJOLLY VENTURES LLC-AN ILLINOIS LIMITED LIABILITY CO. PANY, whose mailing address is 8033 SOUTH MARSHFIELD AVENUE, CHICAGO, ILL'NOIS, 60620, 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 heir 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 8942 SOUTH BISHOP STREET, CHICAGO, ILLINOIS, 60620.

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 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.

REAL ESTATE TRANSFER TAX		26-Feb-2024
of the	CHICAGO:	487.50
	CTA:	195.00
	TOTAL:	682.50 *

- 12 A Sun		
25-05-118-023-0000	20240201627076	1-452-569-136

* Total does not include	any applicable	penalty or	interest di	ue.
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REAL ESTATE	TRANSFER	TAX	26-Feb-2024
		COUNTY:	32.50
	(EE)	ILLINOIS:	65.00
		TOTAL:	97.50
25-05-118-	023-0000	20240201627076	1-405-399-600

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Commission # 1H 37-384
Wy Comm. Expires Mar 24, 7027
Bonded through National Notz. y 6-sm.

# **UNOFFICIAL COPY**

Executed by the undersigned on February	<u>J8,     ,</u> 2024:
•	GRANTOR:  DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS- THROUGH CERTIFICATES, SERIES 2006-W5, BY ITS ATTORNEY-IN-FACT PHH MORTGAGE CORPORATION  By:  Name: Jacqueline S. Michaelson  Title: Contract Management Coordinator
STATE OF CORIDA	
SS	
COUNTY OF PALIT DEACH	
<u> </u>	
	ed before me by means of [X] physical presence or [ ] online
notarization, this 8th day of rebruary	
	MORTGAGE CORPORATION as ATTORNEY-IN-
	TIONAL TRUST COMPANY, AS TRUSTEE FOR
ARGENT SECURITIES INC., AS:	ET-BACKED PASS-THROUGH CERTIFICATES,
SERIES 2006-W5, personally known to	me or who has produced N/A as
identification.	
Given under my hand and official se	eal, this <b>8</b> <sup>th</sup> day of <b>February</b> , 20 <b>24.</b>
Auliana Thurs	
Signature of Notary Public	
/	
Name of Notary Public: Juliana Thura	<u>D</u>
Notary Commission Expiration Date:	JUL A) A THURAB
Personally Known: X	Notary Public - State of Florida

SEND SUBSEQUENT TAX BILLS TO:

N/A

Personally Known:\_

OR Produced Identification:

AJOLLY VENTURES LLC 8033 SOUTH MARSHFIELD AVENUE CHICAGO, ILLINOIS, 60620

POA recorded simultaneously herewith

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## Exhibit A Legal Description

LOT 9 (EXCEPT THE NORTH 20 FEET THEREOF) IN BLOCK 10 IN E.D. BRAINERD'S SUBDIVISION OF TELFORD BURNHAM'S SUBDIVISION (EXCEPT BLOCKS 1 AND 8 THEREOF) OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 37 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY STATE OF ILLINOIS.

Permanent Real Estate Index Number: 25-05-118-023-0000

Property of Cook County Clerk's Office

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#### Exhibit P

#### 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 thereor, 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.

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