

# UNOFFICIAL COPY



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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, ILLINOIS, 60620

## SPECIAL WARRANTY DEED


THIS INDENTURE made this 8<sup>th</sup> 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 CORPORATION, 1661 WORTHINGTON ROAD, SUITE 100, WEST PALM BEACH, FLORIDA, 33409**, hereinafter ("Grantor"), and **AJOLLY VENTURES LLC - AN ILLINOIS LIMITED LIABILITY COMPANY**, whose mailing address is **8033 SOUTH MARSHFIELD AVENUE, CHICAGO, ILLINOIS, 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 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 **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, 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
 CHICAGO:	487.50
CTA:	195.00
TOTAL:	682.50 *

REAL ESTATE TRANSFER TAX	26-Feb-2024
 COUNTY:	32.50
 ILLINOIS:	65.00
TOTAL:	97.50

25-05-118-023-0000 | 20240201627076 | 1-452-569-136

25-05-118-023-0000 | 20240201627076 | 1-405-399-800

\* Total does not include any applicable penalty or interest due.



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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**

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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