

UNOFFICIAL COPY

PREPARED BY:

Codilis & Associates, P.C.
Tammy A. Geiss, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

MAIL TAX BILL TO:

Koby Construction Group Inc.
18101 Hunt Club Drive
Mokena IL 60448

MAIL RECORDED DEED TO:

Koby Construction Group Inc.
18101 Hunt Club Drive
Mokena IL 60448



1316845047D

Doc#: 1316845047 Fee: \$42.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 06/17/2013 01:01 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

THE GRANTOR, PennyMac Corp., a corporation organized and existing under the laws of _____, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Koby Construction Group Inc., 18101 Hunt Club Drive, Mokena IL 60448, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 40 IN BLOCK 4 IN RESUBDIVISION OF BLOCKS 3, 4, 5 AND 6 IN WABASH ADDITION TO CHICAGO, IN SECTION 25, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 19-25-318-027-0000

PROPERTY ADDRESS: 7726 S. Albany Avenue, Chicago, IL 60652

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or 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.

City of Chicago
Dept. of Finance

646165



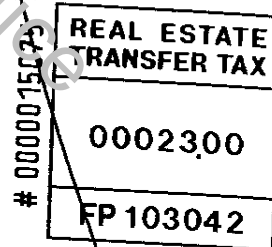
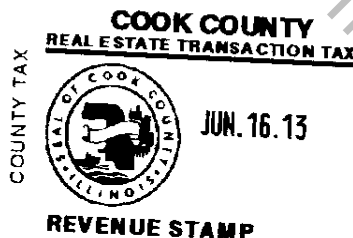
Real Estate
Transfer
Stamp

\$483.00

Batch 6,546,762

6/17/2013 12:22

dr00762



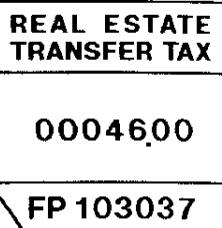
STATE OF ILLINOIS



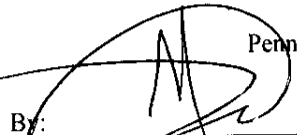
JUN. 17. 13

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0800015222



UNOFFICIAL COPYSpecial Warranty Deed - *Continued*Dated this 5-23-13STATE OF _____)
COUNTY OF _____) SS.

By:  PennyMac Corp.
 By: PennyMac Loan Services, LLC
 its Attorney In Fact and duly authorized signer: **Michael Drawdy**
 Director, REO

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that PennyMac Corp., personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this _____

 Notary Public
 My commission expires: _____

Exempt under the provisions of _____
 Section 4, of the Real Estate Transfer Act _____ Date
 _____ Agent.

UNOFFICIAL COPY

ACKNOWLEDGMENT

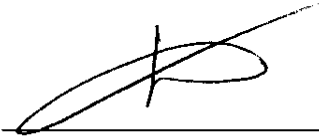
State of California
County of Ventura)

On 5-23- 2013 before me, Cynthia Hoff, Notary Public
(insert name and title of the officer)

personally appeared Michael Drawdy
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

