

# UNOFFICIAL COPY



Doc#: 1418816050 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/07/2014 03:45 PM Pg: 1 of 5

ABOVE SPACE IS FOR RECORDING PURPOSES ONLY

## SPECIAL WARRANTY DEED

THIS AGREEMENT, made as of the 2<sup>nd</sup> day of April, 2014, between, Jennifer K. Powe having an address at 1515 Scott Avenue, Chicago Heights, IL 60411, parties of the first part, and Select Funding, LLC, whose address is 900 Skokie Boulevard, Suite 127, Northbrook Illinois 60062, party of the second part, WITNESSETH, that the parties of the first part, for and in consideration of the sum of ONE HUNDRED DOLLARS AND NO/100 (\$100.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns FOREVER, all the following described real estate, situated in the City of Chicago, County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

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 parties 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, its heirs and assigns forever.

And the parties of the first part, for itself, and its successors, does covenant, promise and agree to, and with the party of the second part, 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:

See exceptions on Exhibit "B" on attached hereto and made a part hereof.

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IN WITNESS WHEREOF, said parties of the first part have caused their names to be signed to these presents as of the day and year first above written.

Jennifer K. Powe  
Jennifer K. Powe

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public, in and for the county and state aforesaid, DO HEREBY CERTIFY that JENNIFER POWE, personally known to me, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the aforementioned limited liability companies for the uses and purposes therein set forth.

Given under my hand and notarial seal this 14th day of April, 2014.



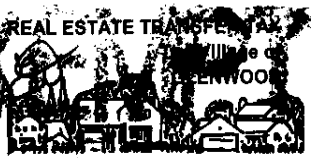
Alan Tiongson  
Notary Public

This instrument was prepared by: David Seidman, Hecht & Seidman LLC, 900 Skokie Boulevard, Suite 104, Northbrook, Illinois 60062

AFTER RECORDING MAIL TO:  
SELECT FUNDING  
900 SKOKIE #127  
NORTHBROOK, IL 60062

SEND SUBSEQUENT TAX BILLS TO:  
SELECT FUNDING  
900 SKOKIE #127  
NORTHBROOK, IL 60062

NO. 3127 REAL ESTATE TRANSFER TAX  
AMOUNT 0.00  
DATE 04/14/14  
SOLD BY [Signature]



REAL ESTATE TRANSFER TAX 18-Jun-2014  
COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00  
32-04-105-023-0000 | 20140401604981 | 1-644-330-752

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## LEGAL DESCRIPTION

### EXHIBIT A

LOT 146 IN GLENWOOD MANOR UNIT NUMBER 1, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 815 W. 187<sup>th</sup> Street, Glenwood, Illinois 60425  
PIN: 32-04-105-023-0000

Property of Cook County Clerk's Office

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## **EXHIBIT B PERMITTED EXCEPTIONS**

1. General taxes and assessments for the year 2013 and subsequent years which are not yet due and payable.
2. The rights of tenants as tenants only under unrecorded written leases.

Property of Cook County Clerk's Office

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FIDELITY NATIONAL TITLE

900 SKOKIE BLVD #112, NORTHBROOK, ILLINOIS 60062

PHONE: (847) 480-1212

FAX: (847) 480-1943

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real esate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 6/13/14, Signature: [Signature]  
Grantor or Agent

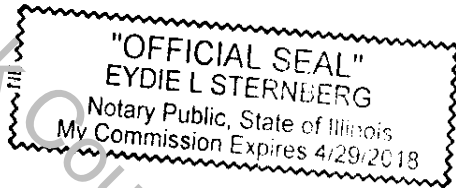
Subscribed and sworn to before me by the

said \_\_\_\_\_

this 18 day of June

2014

Eydie L Sternberg  
Notary Public



The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real esate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 6/18/14, Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the

said \_\_\_\_\_

this 18 day of June

2014

Eydie L Sternberg  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]