

UNOFFICIAL COPY

~~After Recording Return to:~~

All Star Title, Inc.
6225 Smith Avenue, Suite 202
Baltimore, MD 21209

Order Number: AST-14-8752

Instrument Prepared by:

Roger R. Ochoa, Esq.
1127 E. Cambridge Dr.
Schererville, IN 46375
Licensed in IL, Bar ID No.
6287012

Mail Tax Statements To:

Jose Galvez
Alcira L. Azanon
2731 S. Kedvale Avenue,
Chicago, IL 60623

Tax Parcel ID#

16-27-421-005-000



Doc#: 1429613085 **Fee:** \$42.00

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

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 10/23/2014 03:01 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

This WARRANTY DEED executed this 9th day of August, 2014
WITNESSETH, NEWBURY REO, 2013 LLC, with an address of 7500 Old Georgetown Road, Suite
1300, Bethesda, MD 20814, hereinafter called "GRANTOR," whether one or more, does hereby grant to
JOSE GALVEZ and ALCIRA L. AZANON, as joint tenants, with an address of 2811 South Kedvale
Avenue, Chicago, IL 60623, hereinafter called "GRANTEE," whether one or more:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this
instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns
of corporations.

GRANTOR, for and in consideration of the sum of \$40,000.00 (Forty Thousand Dollars and
No/100) and other valuable considerations, the receipt whereof is hereby acknowledged, does hereby
warrant, grant, bargain, sell, assign, remiss, release, convey and confirm unto the GRANTEE, all that
certain land, situated in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel Tax ID#: 16-27-421-005-000

PROPERTY ADDRESS: 2811 South Kedvale Avenue, Chicago, IL 60623

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in
anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

Return to:

Wheatland Title Guaranty

105 W. Veterans Parkway, Yorkville, IL 60590

SA-1420-4691.0 (3/5)

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AND the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land, and that GRANTOR will only warrant and forever defend the right and title to the above described property unto the said GRANTEE against the claims of those persons claiming by, through or under GRANTOR, but not otherwise.

Subject to: covenants, conditions and restrictions of record; and taxes from 2014 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the current year.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal the day and year first written above.

NEWBURY REO, 2013 LLC

By: [Signature]
Name: BSI Financial Services, it's Attorney in fact
Title: Justin Went, Vice President

STATE OF ~~ILLINOIS~~ MARYLAND)
)
COUNTY OF Montgomery) ss.

I, Jing Lin, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Justin Went on behalf of NEWBURY REO, 2013 LLC, personally known to me to be the same person(s) whose name(s) is 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, including the release and waiver of the right of homestead.

Given under my hand official seal this 8th day of August 2014.



[Signature]
Notary Public
My commission expires: 04/15/2018

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by GRANTOR/GRANTEE and/or their agents; no boundary survey was made at the time of this conveyance.

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EXHIBIT A LEGAL DESCRIPTION

All that certain lot or parcel of land situate in the County of Cook, State of Illinois, and being more particularly described as follows:

Lot 44 in Block 11 in Mc Millian and Wetmore's Third Addition to Chicago of the South East 1/4 of Section 27 Township 39 North Range 13 East of the Third Principal Meridian in Cook County, Illinois.

BEING the same property conveyed to JPMorgan Chase Bank, National Association from Intercounty Judicial Sales Corporation, by Judicial Sale Deed dated December 11, 2013, and recorded on February 18, 2014, as Document No. 1404913061.

ALSO BEING the same property conveyed to Newbury REO 2013, LLC from JPMorgan Chase Bank, National Association by Quit Claim Deed dated June 24, 2014 and recorded 10/23/2014, as Document Number 1429613083.

TAX MAP OR PARCEL ID NO.: 16-27-421-005-000

ADDRESS: 2811 South Kedvale Avenue, Chicago, IL 60623

REAL ESTATE TRANSFER TAX	00020.00	FP 103042
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1671200000 #

COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT. 22. 14
REVENUE STAMP



COUNTY TAX


City of Chicago
Dept. of Finance
676772



10/23/2014 10:03
dr00764

Real Estate
Transfer
Stamp
\$420.00

Batch 8,948,783

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	OCT. 23. 14	00040.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000021525	FP 103037