

UNOFFICIAL COPY

CT NW 7109401 AH 10/1
SPECIAL WARRANTY DEED



Doc#: 1429735059 Fee: \$40.00
RHSP Fee: \$9.00 APRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/24/2014 11:26 AM Pg: 1 of 2

Completed By: Ginali Associates, P.C.
947 N. Plum Grove Road, Schaumburg, IL 60173

Property of Cook County Clerk's Office

THIS INDENTURE, made on the 8th day of October, 2014, by and between **TAYLOR, BEAN & WHITAKER REO, LLC**, by RoundPoint Mortgage Servicing Corporation its Attorney-in-Fact 5032 Parkway Plaza Blvd., Charlotte, NC 28217 hereinafter referred to as Grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and **8028 S. BRANDON, LLC**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, in receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part **8028 S. BRANDON, LLC** its assigns, FOREVER, all the following described real estate, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

LOT 12 IN C. L. HAMMOND'S SUBDIVISION OF THE SOUTH 1/2 (EXCEPTING THE WEST 25 FEET THEREOF) OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 party 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, **8028 S. BRANDON, LLC** its assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part **8028 S. BRANDON, LLC**, 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 as to matters of title.

Permanent Real Estate Numbers: **21-31-215-031-0000**
Address of the Real Estate: **8028 S BRANDON, CHICAGO, IL 60617**

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Agent, the day and year first above written.

TAYLOR, BEAN & WHITAKER REO, LLC
[Signature]
by RoundPoint Mortgage Servicing Corporation its Attorney in Fact

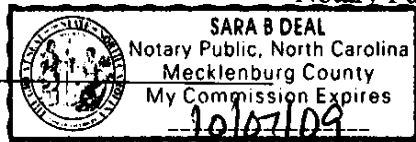
STATE OF North Carolina
Mecklenburg COUNTY

On this date, before me personally appeared Matt Varnum, VP of REO, pursuant to a delegation of authority, to me known to be the person who executed the foregoing instrument on behalf of the Seller, and acknowledged that he/she executed the same as his/her free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of North Carolina foresaid, this 8th day of October, 2014.

[Signature: Sara B Deal]
Notary Public

My term Expires: _____




MAIL TO:



Theresa Panzica
2510 West Irving Park Rd
Chicago, FL 60618

SEND SUBSEQUENT TAX BILLS TO:

8028 S. Brandon LLC
3642 N. Oakley #38
Chicago, FL 60618

REAL ESTATE TRANSFER TAX		17-Oct-2014
	CHICAGO:	97.50
	CTA:	39.00
	TOTAL:	136.50

21-31-215-031-0000 | 20141001637256 | 1-807-854-720

REAL ESTATE TRANSFER TAX		17-Oct-2014
	COUNTY:	6.50
	ILLINOIS:	13.00
	TOTAL:	19.50

21-31-215-031-0000 | 20141001637256 | 0-307-801-216