

# UNOFFICIAL COPY



This Instrument Prepared by:  
Certified Document Solutions  
c/o Attorney Margaret C. Daun  
17345 Civic Drive, Unit 1961  
Brookfield, WI 53045

Doc#: 1435713078 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/23/2014 02:26 PM Pg: 1 of 3

Return and mail tax statements to:  
Javier Ramirez and  
Juan Adam Ramirez  
12034 S. Loomis  
Chicago, IL 60643

Reference Number: 7-12380

Property Tax ID#: 29-18-423-022-0000

### SPECIAL WARRANTY DEED

THIS DEED made and entered into on this \_\_\_\_\_ day of \_\_\_\_\_, by and between **HIP Loans I, LLC**, a mailing address of 826 Orange Ave. #613,, Coronado, CA 92118 hereinafter referred to as Grantor(s) and **Javier Ramirez and Juan Adam Ramirez**, a mailing address of 12034 S. Loomis , Chicago, IL 60643, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of \$12,900.00, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being all of the same premises conveyed to Fredericka A. Davis, a single woman by virtue of a Warranty Deed dated October 25, 2004 from Jerry Brumfield and Patricia Ward Brumfield, a married couple and recorded November 10, 2004 among the Land Records of Cook County, Illinois at Instrument 0431541013.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of in: Grantee(s) forever in fee simple.

REAL ESTATE TRANSFER TAX	0001390	FP 103037
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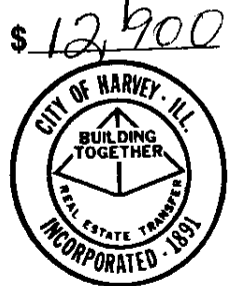
# 0000022229

STATE OF ILLINOIS

DEC. 23. 14

STATE TAX

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE



\$ 12,900

1 No 20268

COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX

DEC. 23. 14

REAL ESTATE TRANSFER TAX

0000650

FP 103042

REVENUE STAMP

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Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

Tax ID No.: 29-18-423-022-0000

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 24<sup>th</sup> day of November, 2014.

HIP Loans I, LLC

By [Signature]

Print Name: Dana Higgins

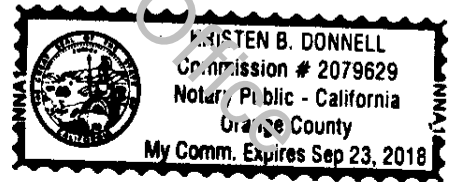
Title: Authorized Signer

STATE OF CALIFORNIA  
COUNTY OF ORANGE

On the 24 day of NOV. in the year 2014 before me, the undersigned, a Notary Public personally appeared Dana Higgins, Authorized Signer (Title of Officer) of HIP Loans I, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledge to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) upon behalf of which the individual(s) acted, executed the instrument, and that such individual(s) made such appearance before me in the county and state above.

Given under my hand and notarial seal, this 24 day of November, 2014

Kristen B. Donnell  
Notary Public  
Printed Name: Kristen B. Donnell  
My Commission expires Sept. 23, 2018



MUNICIPAL TRANSFER STAMP (If Required) Cook COUNTY/ILLINOIS TRANSFER STAMP

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither 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"

LOT 33 ON BLOCK 1 IN HARVEY MANOR, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED APRIL 30, 1926 AS DOCUMENT 9259759, ON COOK COUNTY, ILLINOIS.

15708 S. Ashland Ave, Harvey IL 60426

Property of Cook County Clerk's Office