

# UNOFFICIAL COPY



Doc#: 1511234020 Fee: \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/22/2015 11:05 AM Pg: 1 of 4

Property of Cook County Clerk's Office

Special Warranty Deed

ORNTIC File Number: 1557986 1/1  
Old Republic National Title  
20 South Clark, Suite 2000  
Chicago, IL 60603  
312/641-7799

CCRD REVIEWER

*RH*

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## SPECIAL WARRANTY DEED

**GRANTOR**, CHAMPION MORTGAGE COMPANY, a Delaware limited liability company, by its Attorney in Fact SingleSource Property Solutions, LLC (herein, "Grantor"), whose address is 4000 Horizon Way, Irving, TX 75063, for and in consideration of One Hundred Forty Thousand and No/100 Dollars (\$140,000.00), and for other good and valuable consideration, GRANTS, BARGAINS (AND) SELLS to **GRANTEE**, ADAM RYBCZYK (herein, "Grantee"), whose address is 5135 W. 69th Place, Chicago, IL 60638, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 6403 South Harlem Avenue,  
Chicago, IL 60638

Permanent Index Number: 19-19-108-002-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

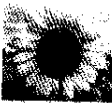
To have and to hold said premises forever.

Dated this 25 day of February, 2015.

1557986 1/1

Old Republic National Title  
Insurance Company  
20 S Clark Street Ste 2000  
Chicago IL 60603

When recorded return to:



Mr. Ted Kowalczyk  
6052 W. 63rd St.  
Chicago, IL 60638-4342

Send subsequent tax bills to:

ADAM RYBCZYK  
5135 W. 69TH PLACE  
CHICAGO, IL 60638

This instrument prepared by:

STEVEN A. WILLIAMS, ESQ.  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

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## GRANTOR

Champion Mortgage Company, a Delaware limited liability company, by its Attorney in Fact SingleSource Property Solutions, LLC

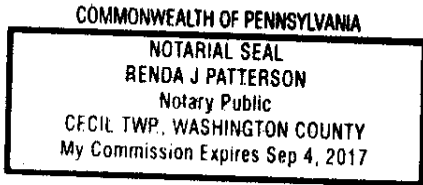
By: [Signature]  
Printed Name: Stym Williams  
Title: Closing Coordinator

STATE OF Pennsylvania  
COUNTY OF Washington

This instrument was acknowledged before me on February 15, 2015 by Stym Williams, as Closing Coordinator of SingleSource Property Solutions, LLC as Attorney in Fact for Champion Mortgage Company, a Delaware limited liability company.

[Affix Notary Seal]

Notary signature: [Signature]  
Printed name: Renda J. Patterson  
My commission expires: \_\_\_\_\_



REAL ESTATE TRANSFER TAX		22-Apr-2015
	CHICAGO:	1,050.00
	CTA:	420.00
	<b>TOTAL:</b>	<b>1,470.00</b>
19-19-108-002-0000   20150401675988   0-779-273-600		

REAL ESTATE TRANSFER TAX		22-Apr-2015
	COUNTY:	70.00
	ILLINOIS:	140.00
	<b>TOTAL:</b>	<b>210.00</b>
19-19-108-002-0000   20150401675988   0-036-291-968		

Property of Cook County Clerk's Office

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## EXHIBIT A

[Legal Description]

The following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 10 in Block 46 in Frederick H. Bartlett's Chicago Highlands in the North West 1/4 of the North West 1/4 of Section 19, Township 38 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

This property is NOT the homestead real property of grantor.

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*