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After Recording Return to:

National Real Estate Information Services 100 Beecham Dr. Pittsburgh, PA 15205

Instrument Prepared by:

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

Order No. AST-14-9540

Mail Tax Statements To. Darren Smith 3712 Village Drive, Hazel Crest, IL 60429

Tax Parcel ID# 25-29-305-044-0000



Doc#: 1518345008 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 07/02/2015 09:00 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

This WARRANTY DEED executed this 100 day of Man WITNESSETH, NEWBURY REO 2013, LLC, a Delaware limited liability company, hereinafter called "GRANTOR," whether one or more, does hereby grant to PARREN SMITH, a married man, whose address is 3712 Village Drive, Hazel Crest, IL 60429, hereinaster called "GRANTEE," whether one or more:

Wherever used herein the terms "GRANTOR" AND "GRANTED" 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 \$25,000.00 (Twenty-Five 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#: 25-29-305-044-0000

PROPERTY ADDRESS: 12336 South Elizabeth Street, Calumet Park, IL 60827

CCRD REVIEWER

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in Return to: \$f4/5co-2555.0 anywise appertaining.

Wheatland Title Guaranty TO HAVE AND TO HOLD, the same in fee simple forever. 105 W. Veterans Parkway Yorkville, IL 60560

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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 2015 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 rhural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

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

NEWBURY REO 2013, LIC	
	Real Estate Transfer Tax
Ву:	\$100.00
Name: Mighael NVCCO/INI	Real Estate Transfer Tax
Title: Member	\$25.00
STATE OF ILLINOIS Maryland	Cal met Park SS.
COUNTY OF MONTGOMERY	ss.
I,	a Notary Public in and for said County and State Of New Bury on bonal of NEWBURY
foregoing instrument, appeared before me this day in p sealed and delivered the said instrument as his/her/their	erson, and acknowledged that he/she/they signed,
therein set forth, including the release and waiver of the	right of homestead.
Given under my hand official seal thisi\u03c4_ day of _	May 20 15.
JING L!N Notary Public Montgomery County Notary Pul	i i
Maryland My company My Commission Expires Apr 15, 2018	sion expires: 64/15/18
No title search was performed on the subject property by the prepa	rer. 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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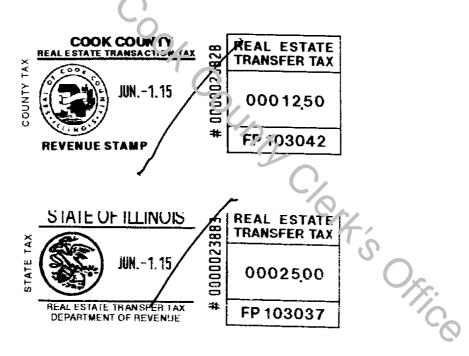
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EXHIBIT ALEGAL DESCRIPTION

The South 20 feet of Lot 31 and the North 1/2 of Lot 30 in Block 6 in W.F. Kaiser and Company's Fairland Subdivision of the Northwest 1/4 of the Southeast 1/4 and the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 29, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

TAX MAP OR PAPCEL ID NO.: 25-29-305-044-0000

ADDRESS: 12336 South Elizabeth Street, Calumet Park, IL 60827.



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<u>AFFIDAVIT – PLAT ACT</u> RECORDER OF COOK COUNTY

STATE OF ILLINOIS))ss
COUNTY OF COOK)
Affiant, Michael Niccolini, being duly sworn on oath, states that he resides at That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:
1)X The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new screets, or easements of access.
3. The division is of it is or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a rai ro'd or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimentions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken plact since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.
CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.
/Ac
SUBSCRIBED AND SWORN to before me this 18 day of May, 20/5,
(m/ ()
Notary Public My commission expires: 04/15/18 Montgomery County Maryland My Commission Expires Apr 15, 2018