

UNOFFICIAL COPY

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.
Scherverville, 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 18th day of May, 2015.
WITNESSETH, **NEWBURY REO 2013, LLC**, a Delaware limited liability company, hereinafter called
"GRANTOR," whether one or more, does hereby grant to **DARREN SMITH, a married man**, whose
address is 3712 Village Drive, Hazel Crest, IL 60429, 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 \$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 RV

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: SFH 1560-2555.0
(20F2)
Wheatland Title Guaranty
105 W. Veterans Parkway
Yorkville, IL 60560

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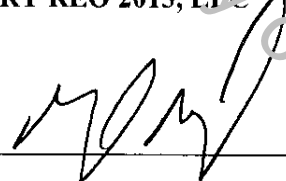
AND the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land, and that GRANTOR will only warrant and forever defend the right and title to the above described property 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 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: 

Real Estate Transfer Tax
 **\$100.00**
Calumet Park

Name: Michael Niccolini

Title: Member

Real Estate Transfer Tax
 **\$25.00**
Calumet Park

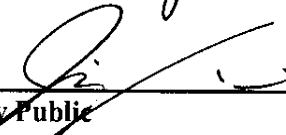
STATE OF ~~ILLINOIS~~ Maryland)
)
COUNTY OF Montgomery)

SS.

I, Jing Lin, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Michael Niccolini, 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 18 day of May 2015.




Notary Public
My commission expires: 04/15/18

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

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.

Being the same property conveyed from KALLEN REALTY SERVICES, INC., not individually but as the Selling Officer in the Circuit Court of Cook County, Illinois, to NEWBURY REO 2013, LLC, dated June 6, 2014, and recorded 7/2/2015, as Document No. 1518345007, in Cook County Records.

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

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

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX  JUN. -1.15 REVENUE STAMP	# 000002828	REAL ESTATE TRANSFER TAX 0001250 FP 103042
	STATE TAX STATE OF ILLINOIS  JUN. -1.15 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000023885	REAL ESTATE TRANSFER TAX 0002500 FP 103037

