

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

GRANTOR, CHAMPION MORTGAGE COMPANY, BY ITS ATTORNEY IN FACT SINGLESOURCE PROPERTY SOLUTIONS, LLC (herein, "Grantor"), whose address is 8950 Cypress Waters Boulevard, Coppell, TX 75019, for and in consideration of One Hundred Forty-six Thousand and No/100 Dollars (\$146,000.00), and for other good and valuable consideration, GRANTS, BARGAINS AND SELLS to GRANTEE, ALBERTO ROMO (herein "Grantee"), whose address is 1836 Manchester Ave Westchester, IL 60154 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: 1836 Manchester Avenue  
Westchester, IL 60154

Permanent Index Number: 15-21-409-023-0000

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 19 day of AUGUST, 2015



1526639065D

Doc#: 1526639065 Fee: \$42.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 09/23/2015 02:37 PM Pg: 1 of 3

**TRANSFER STAMP**  
Certification of Compliance

Village of Westchester, Illinois

KF 9/9/15

When recorded return to:

ALBERTO ROMO  
SingleSource Property Solutions, LLC  
333 Technology Dr, Suite 102  
Canonsburg, PA 15317  
866-620-7577

Send subsequent tax bills to:

ALBERTO ROMO  
1836 Manchester Ave.  
Westchester, FL.  
60154

This instrument prepared by:

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

S Yes  
P 3  
S N  
M N  
SC Yes  
E Yes  
INT sw

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## GRANTOR

CHAMPION MORTGAGE COMPANY, BY ITS  
ATTORNEY IN FACT SINGLESOURCE  
PROPERTY SOLUTIONS, LLC \*

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

P.O. A recorded on 8/11/15  
Doc# 1516215053

STATE OF Pennsylvania  
COUNTY OF Washington

This instrument was acknowledged before me on August 19, 2015 by  
Sallynn Williams, Closing Coordinator of SINGLESOURCE PROPERTY  
SOLUTIONS, LLC AS ATTORNEY IN FACT FOR CHAMPION MORTGAGE COMPANY.

[Affix Notary Seal]

Notary signature: [Signature]  
Printed name: Nicole Schohn  
My commission expires: 10/19/15

FP 103042  
0007300  
REAL ESTATE  
TRANSFER TAX

REVENUE STAMP  
COUNTY TAX  
SEP. 18. 15  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX

NOTARIAL SEAL  
Nicole Schohn, Notary Public  
City of Pittsburgh, Allegheny County  
My Commission Expires Oct. 19, 2015  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

STATE OF ILLINOIS  
STATE TAX  
SEP. 18. 15  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE  
TRANSFER TAX  
0014600  
FP 103037

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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:

The North One-Half of Lot Two in block Three in New Proviso, being a subdivision of the South 26.42 Chains of the West half of the South East quarter of section 21, Town 39 North, Range 12, East of the Third principal meridian, situated in the County of Cook, State of 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.*