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1530622039 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 11/02/2015 12:30 PM Pg: 1 of 3

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

Return and mail tax statements to: PHPA-OAK, LLC, SERIES 1 6350 Christie Ave #213 Emeryville, CA 94608

Reference Number: MCM-442883-

REO

Property Tax ID#: 2 5 57-167-005-

SPECIAL WARRANTY DEED

THIS DEED made and entered into on in s 16th day of Ctober NEWBURY REO 2013, LLC, a mailing ad ress of 7500 Old Georgetown Rd, Suite 1300, Bethesda, MD 20814 hereinafter referred to as Grantor(s) and PHIL-OAK, LLC, SERIES 1, a mailing address of 6350 Christie Ave #213, Emery vile, CA 94608, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of \$21,000.00, 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 be gain, sell, convey and confirm unto the said Grantee(s) the following described real estate (ca ed in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular w. 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 the Grantee(s) forever in fee simple.

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.

10.50 21.00 31.50 02-Nov-2015 20151001635911 COUNTY ILLINOIS EAL ESTATE TRANSFER TAX

REAL ESTATE TRANSFER TAX

CHICAGO:

02-Nov-2015 157.50 63.00

TOTAL:

CTA:

220.50

26-07-167-005-0000 20151001635911 0-055-576-640

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Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Tax ID No.: 26-07-167-005-0000
IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this day of 00000, 2019.
Newbary REO 2013, LLC
By: With Storage, its Vice President (or Authorized Signatory)
STATE OF MUNICIPAL COUNTY
On the 113 day of Cooker in the year 2015 before me, the undersigned, a
Notary Public personally appeared (A) U (COY), Vill President (Title of Officer) of NEWBURY REO 2013, LLC, personally
known to me or proved to me on the bas s of satisfactory evidence to be the individual(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their capacity(ie), 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 individua.(s) made such appearance before the undersigned
in the county and state above.
Kalu 9 Haiful
Notary Public Printed Name: Kately & Hutfuld My Commission expires \(\frac{1}{2} \sqrt{1} \sqrt{1} \sqrt{1} \sqrt{2} \)
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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LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, CITY OF CHICAGO, STATE OF ILLINOIS AND IS DESCRIBED AS FOLLOWS:

LOT 12 IN SOUTH SHORE SECOND ADDITION TO JEFFERY MANOR, BEING A RESUBDIVISION OF PART OF BLOCKS 1, 2, 3, 6 AND 7 AND PORTIONS OF VACATED STREETS AND ALLEYS IN CALUMET TRUSTS SUBDIVISION NO. 3 IN SECTION 7, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID #26:07-167-005-0000

THIS BEING THE SAME PROPERTY CONVEYED TO NEWBURY REO 2013, LLC FROM KALLEN REALTY SERVICES, INC., AN ILLINOIS CORPORATION, IN A DEED DATED MAY 19, 2014 AND RECORDED OCTOBER 24, 2014 AS INSTRUMENT NO. 1429744069.

Property Commonly Known As: 2515 Fast 95th Place Chicago, IL 60617