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Doc#: 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:
PHIL-OAK, LLC, SERIES 1
6350 Christie Ave #213
Emeryville, CA 94608

Reference Number: MCM-442883-
REO

Property Tax ID#: 26-07-167-005-
0000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 16th day of October, 2015, by and between **NEWBURY REO 2013, LLC**, a mailing address 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, Emeryville, 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, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located 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 the 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.

02-Nov-2015
10.50
21.00
31.50
REAL ESTATE TRANSFER TAX
COUNTY:
ILLINOIS:
TOTAL:
26-07-167-005-0000 | 20151001635911 | 0-428-197-376

REAL ESTATE TRANSFER TAX 02-Nov-2015



CHICAGO: 157.50
CTA: 63.00
TOTAL: 220.50

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

COOK COUNTY

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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 TRUST'S 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 East 95th Place Chicago, IL 60617**

Property of Cook County Clerk's Office