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Doc#: 1604008147 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/09/2016 01:30 PM Pg: 1 of 3

Dec ID 20160201665588
ST/CO Stamp 1-802-048-064 ST Tax \$55.00 CO Tax \$27.50
City Stamp 0-179-941-952 City Tax: \$577.50

Property of Cook County Clerk's Office

CT 3393845RM
AHP 303

Commitment Number: 3393845
Seller's Loan Number: 24167

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To: Sam's Remodeling, Inc. #1, an Illinois Corporation: 6543 S Kedvale
Ave., Chicago, IL 60629

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
20-07-425-019

SPECIAL WARRANTY DEED

WFO REO 2014-02, LLC, whose mailing address is 5680 Greenwood Plaza Blvd Ste 100S,
Greenwood Village, Co. 80111, hereinafter grantor, for \$55,000.00 (Fifty Five Thousand Dollars
and Zero Cents) in consideration paid, grants with covenants of special warranty to Sam's
Remodeling, Inc. #1, an Illinois Corporation, hereinafter grantee, whose tax mailing address is
6543 S Kedvale Ave., Chicago, IL 60629, the following real property:

All that certain parcel of land situated in Cook County, State of Illinois, being known and
designated as : LOT 1 IN BLOCK 4 IN POLLACK'S GARFIELD BOULEVARD ADDITION
IN SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 5400 S Wolcott Ave., Chicago, IL 60609

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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **1520549010**

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Executed by the undersigned on 1/6, 2014.

WFO REO 2014-02, LLC, by Statebridge Company LLC, as Attorney In Fact

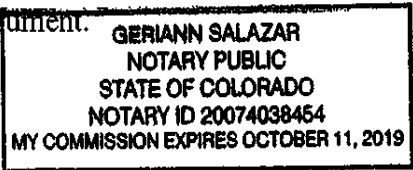
By: [Signature]

Name: Bruce A. Fendall

Its: Reo Director

STATE OF Colorado
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me on 1/6, 2014 by Bruce Fendall its Reo Director on behalf of **WFO REO 2014-02, LLC, by Statebridge Company LLC as Attorney In Fact** who is personally known to me or has produced Personally Known as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Signature]
Notary Public

**MUNICIPAL TRANSFER STAMP
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP
(If Required)**

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative