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Doc#: 1604039039 Fee: \$44.00
RHSP Fee: \$9.00 RPHF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/09/2016 11:40 AM Pg: 1 of 4

File Number: 11629

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:
Avenue 365 Lender Services
401 Plymouth Road, Ste 550
Plymouth Meeting, PA 19462

Mail Tax Statements To: Linda Sykes, 18344 Klimm Ave, Homewood, IL 60430

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
32-06-1 02-008 - 0000

LIMITED WARRANTY DEED

V Mortgage REO 1, LLC s/b/m to V Mortgage REO Corporation, whose mailing address is c/o 296 New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing 01, 55 Beattie Place Suite 110, Greenville, SC 29601, hereinafter grantor, for \$189,900.00 (One Hundred Eighty Nine Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to Linda Sykes, a single woman, hereinafter grantee, whose tax mailing address is 18344 Klimm Ave, Homewood, IL 60430, the following real property:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Cook, STATE OF Illinois, AND IS DESCRIBED AS FOLLOWS: LOT A IN POTTERTON'S RESUBDIVISION OF LOT 1 IN SUBDIVISION OF LOTS 7 TO 19 AND LOTS 25 TO 39 AND VACATED ALLEY IN BLOCK 4, IN GOTTSCHALK SOUTH HOMEWOOD, IN SECTION 6, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Parcel ID: 32-06-1 02-008

Property Address is: 18344 Klimm Avenue, Homewood, IL 60430

REAL ESTATE TRANSFER TAX		05-Feb-2016
	COUNTY:	95.00
	ILLINOIS:	190.00
	TOTAL:	285.00

32-06-102-008-0000 | 20160101664152 | 0-208-581-184

S Y
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INT Y.W

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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 prior to the date the seller acquired title.

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: **1425313062**

GRANTOR COVENANTS THAT IT IS SEIZED AND POSSESSED OF THE SAID LAND AND HAS A RIGHT TO CONVEY IT, AND WARRANTS THE TITLE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH, AND UNDER IT, BUT NOT FURTHER OTHERWISE."

"THE FOLLOWING RESERVATIONS FROM AND EXCEPTIONS TO THIS CONVEYANCE AND THE WARRANTY OF TITLE MADE HEREIN SHALL APPLY:

- I. ALL EASEMENTS, RIGHTS-OF-WAY AND PRESCRIPTIVE RIGHTS WHETHER OF RECORD OR NOT, PERTAINING TO ANY PORTION(S) OF THE HEREIN DESCRIBED PROPERTY (HEREINAFTER, THE "PROPERTY")**
- II. ALL VALID OIL, GAS AND MINERAL RIGHTS, INTEREST OR LEASES, ROYALTY RESERVATIONS, MINERAL INTEREST AND TRANSFERS OF INTEREST OF ANY CHARACTER, IN THE OIL, GAS OR MINERALS OF RECORD IN ANY COUNTY IN WHICH ANY PORTION OF THE PROPERTY IS LOCATED**
- III. ALL RESTRICTIVE COVENANTS, TERMS, CONDITIONS, CONTRACTS PROVISIONS, ZONING ORDINANCES AND OTHER ITEMS OF RECORD IN ANY COUNTY IN WHICH ANY PORTION OF THE PROPERTY IS LOCATED, PERTAINING TO ANY PORTION(S) OF THE PROPERTY, BUT ONLY TO THE EXTENT THAT SAME ARE STILL IN EFFECT**
- IV. ALL PRESENTLY RECORDED INSTRUMENTS (OTHER THAN LIENS AND CONVEYANCES BY, THROUGH OR UNDER THE GRANTOR) THAT AFFECT THE PROPERTY AND ANY PORTIONS(S) THEREOF**

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V. AD VALOREM TAXES, FEES AND ASSESSMENTS, IF ANY, FOR THE CURRENT YEAR AND ALL PRIOR AND SUBSEQUENT YEARS, THE PAYMENT OF WHICH GRANTEE ASSUMES (AT THE TIME OF TRANSFER OF TITLE), AND ALL SUBSEQUENT ASSESSMENTS FOR THIS AND ALL PRIOR YEARS DUE TO CHANGE(S) IN LAND USAGE (INCLUDING, BUT NOT LIMITED TO, THE ABSENCE OF IMPROVEMENTS, IF ANY, ON THE PROPERTY), OWNERSHIP, OR BOTH, THE PAYMENT OF WHICH GRANTEE ASSUMES

VI. ANY CONDITIONS THAT WOULD BE REVEALED BY A PHYSICAL INSPECTION AND SURVEY OF THE PROPERTY.

Property of Cook County Clerk's Office

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Executed by the undersigned on 10-22, 2015:

V Mortgage REO 1, LLC s/b/m to V Mortgage REO Corporation by its attorney in fact
New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

By: Shawn Garrison

Printed Name: Shawn Garrison

Its: AVP



STATE OF SC
COUNTY OF Greenville

The foregoing instrument was acknowledged before me this 22 day of October, 20 15, by Shawn Garrison (name of officer or agent) as AVP (title of officer or agent) of New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, attorney in fact V Mortgage REO 1, LLC s/b/m to V Mortgage REO Corporation (name of corporation acknowledging), a Delaware (state or place of incorporation) corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ (type of identification) as identification.

Wendy M. Armonaitis
Notary Public
Wendy M. Armonaitis

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