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Doc#: 1607639028 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/16/2016 09:35 AM Pg: 1 of 4

File Number: 11712

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: 9021 SHERIDAN AVENUE LLC: 8331 FIELD CREST AVENUE,
WILLOW SPRINGS, IL 60480



PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
15-34-419-011-0000

LIMITED WARRANTY DEED

V Mortgage REO 1, LLC, whose mailing address is **c/o New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, 55 Beattie Place Suite 110, Greenville, SC 29691**, hereinafter grantor, for \$135,000.00 (One Hundred Thirty Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **9021 SHERIDAN AVENUE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, hereinafter grantee, whose tax mailing address is 8331 FIELD CREST AVENUE, WILLOW SPRINGS, IL 60480, 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 11 AND THE EAST 1/2 OF LOT 12 IN BLOCK 20 IN GROSSDALE, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C yes
P H
S N
D N
SC yes
E yes
UT aw

| | | |
|---|------------------|-------------|
| REAL ESTATE TRANSFER TAX | | 04-Mar-2016 |
|  | COUNTY: | 67.50 |
|  | ILLINOIS: | 135.00 |
| | TOTAL: | 202.50 |

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Parcel ID: 15-34-419-011

Being the same premises conveyed unto Kenneth and Melissa Gonzalez, husband and wife, by virtue of Deed from First National Bank of Lagrange dated May 23, 2005, recorded May 25, 2005 in Instrument# 051-546016, Cook County, IL.

Property Address is: 9021 Sheridan Avenue, Brookfield, IL 60513

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: **1506819038**

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"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
- 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."

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Executed by the undersigned on 12-29, 2015:

V Mortgage REO 1, LLC by its attorney in fact for New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing ~~LLC~~

By: Shawn Garrison

Name: Shawn Garrison

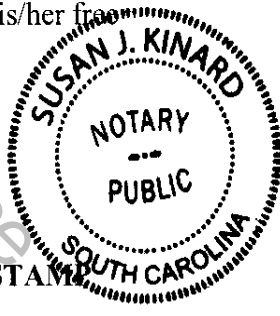
Its: AVP

STATE OF SC
COUNTY OF Greenville

The foregoing instrument was acknowledged before me on December 29, 2015 by Shawn Garrison its AVP on behalf of New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, attorney in fact for V Mortgage REO 1, LLC who is personally known to me or has produced _____ 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.

SUSAN J. KINARD
Notary Public, State of South Carolina
My Commission Expires 10/23/2025

Susan J. Kinard
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

POA Recorded 9/8/2015 Inst # 152511909