

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Statutory (Illinois)

(Corporation to Individual)

2016-02678-SS

RE1608105

MAIL TO:

SingleSource Property Solutions  
333 Technology Drive, Suite 102  
Canonsburg, PA 15317

Doc#: 1634706000 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/12/2016 08:12 AM Pg: 1 of 2

Dec ID 20160601620063  
ST/CO Stamp 1-891-616-960 ST Tax \$13.00 CO Tax \$6.50  
City Stamp 0-144-451-776 City Tax: \$136.50

### NAME & ADDRESS OF TAXPAYER:

Diane Gottlieb  
8118 S. Burnham Ave.  
Chicago, IL 60617

THE GRANTOR, Champion Mortgage Company, a corporation created and existing under and by virtue of the laws of the and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to, Diane Gottlieb, 505 North Lake Shore Drive, Chicago, IL 60611, party of the second part, all interest in the following described Real Estate situated in Cook County and the State of Illinois, to wit:

LOT 7 IN BLOCK 1 IN COLBURN PARK, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: to have and to hold the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Index No.(s): 21-31-123-027  
Property Address: 8118 S. Burnham Ave., Chicago, IL 60617

PREMIER TITLE

Property of Cook County Clerk's Office

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its Attorney in fact Authorized Signatory, this 22 day of August, 20 16.

Name of Corporation: Champion Mortgage Company by its attorney in fact SingleSource Property Solutions, LLC

By

[Signature]  
Authorized Signatory

IMPRESS  
CORPORATE SEAL  
HERE

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF Pennsylvania )  
 )SS  
COUNTY OF Washington )

On this, the 22 day of August, 2016, before me, a Notary Public, the authorized signatory, personally appeared Sallynn Williams, who acknowledged to be the Closing Coordinator of SingleSource Property Solutions, LLC as attorney in fact for Champion Mortgage Company and that in such capacity and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as its attorney in fact.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL  
JACKLYN ANN ADRAGNA, NOTARY PUBLIC  
CITY OF PITTSBURGH, ALLEGHENY COUNTY  
MY COMMISSION EXPIRES FEB. 10, 2019

Jacklyn Ann Adragna Notary Public  
My commission expires 2/10/19

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of

Paragraph     , Section 4,

Real Estate Transfer Act

Date:                                 

Signature:                                 

Prepared by  
Anselmo Lindberg Oliver LLC  
1771 W. Diehl Ste 120  
Naperville, IL 60563

**PREMIER TITLE**  
1000 JORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
630-571-2111

Property Address: 8118 S. Burnham Ave., Chicago, IL 60617

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE591B