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17006130040

Doc# 1700613004 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/06/2017 09:36 AM PG: 1 OF 3

Commitment Number: 160222996

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: LUSBIN ROBERTO LOPEZ: 2953 N. MOBILE AVE CHICAGO,
IL 60634

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-33-217-014-0000

SPECIAL WARRANTY DEED

BENEFICIAL FINANCIAL I INC., SUCCESSOR BY MERGER TO BENEFICIAL ILLINOIS INC., D/B/A BENEFICIAL MORTGAGE CO. OF ILLINOIS, whose mailing address is **636 GRAND REGENCY BLVD. BRANDON, FL 33510**, hereinafter grantor, for \$110,000.00 (One Hundred Ten Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **LUSBIN ROBERTO LOPEZ**, hereinafter grantee, whose tax mailing address is **2953 N. MOBILE AVE CHICAGO, IL 60634**, the following real property:

Real Estate situate in the County of Cook in the State of Illinois, to wit: LOT 31 IN BLOCK 11 IN CHICAGO LAND INVESTMENT COMPANY'S SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 2115 N LECLAIRE AVE CHICAGO, IL 60639


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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: 1606810097

REAL ESTATE TRANSFER TAX		06-Jan-2017
	CHICAGO:	825.00
	CTA:	330.00
	TOTAL:	1,155.00 *
13-33-217-014-0000 20170101698660 1-681-499-328		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		06-Jan-2017
	COUNTY:	55.00
	ILLINOIS:	110.00
	TOTAL:	165.00
13-33-217-014-0000 20170101698660 0-571-098-304		

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Executed by the undersigned on Dec. 8, 2016:

BENEFICIAL FINANCIAL I INC., SUCCESSOR BY MERGER TO BENEFICIAL ILLINOIS INC., D/B/A BENEFICIAL MORTGAGE CO. OF ILLINOIS

By: Sharonnda Ross

Name: Sharonnda Ross

Its: VP and Asst. Sec, Admin. Serv. Div

STATE OF FLORIDA
COUNTY OF MILLSBOROUGH

The foregoing instrument was acknowledged before me on 12/08, 2016 by SHARONDA ROSS is VP AND ASST. SECT. on behalf of **BENEFICIAL FINANCIAL I INC., SUCCESSOR BY MERGER TO BENEFICIAL ILLINOIS INC., D/B/A BENEFICIAL MORTGAGE CO. OF ILLINOIS**, who is personally known to me or has produced 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

