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2016-05210-45

# UNOFFICIAL COPY

**SPECIAL WARRANTY DEED**  
Statutory (Illinois)  
(Corporation to Limited Liability Company)



Doc# 1701955107 Fee \$40.00

TRHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/19/2017 12:19 PM PG: 1 OF 2

**MAIL TO:**

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

**NAME & ADDRESS OF TAXPAYER:**

Glacier Property Group LLC  
5543 W. Diversey Ave.  
Chicago, IL 60639

THE GRANTOR, Champion Mortgage Company, a corporation created and existing under and by virtue of the laws of the State of Delaware 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,

Glacier Property Group LLC

a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 5543 W. Diversey Ave., Chicago, IL 60639, party of the second part, the following described Real Estate situated in Cook County and in the State of Illinois, to wit:

LOT 25 (EXCEPT THAT PART THEREOF TAKEN FOR STREETS) IN BLOCK 6 IN WALDEN AND MULVANE'S SUBDIVISION OF THE SOUTH 3/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, 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): 25-04-324-041-0000  
Property Address: 714 W. 95th Street, Chicago, IL 60628

PREMIER TITLE

REAL ESTATE TRANSFER TAX		18-Jan-2017
	CHICAGO:	337.50
	CTA:	135.00
	<b>TOTAL:</b>	<b>472.50 *</b>

25-04-324-041-0000 | 20161101685957 | 2-023-107-776

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		18-Jan-2017
	COUNTY:	22.50
	ILLINOIS:	45.00
	<b>TOTAL:</b>	<b>67.50</b>

25-04-324-041-0000 | 20161101685957 | 0-427-887-808

# UNOFFICIAL COPY

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 Sallynn Williams, Closing Coordinator Authorized Signatory, this 29 day of November, 2016.

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 )  
COUNTY OF Washington )SS

On this, the 29 day of November, 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

*[Signature]* 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 KIRIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
630-571-2111

Property Address: 714 W. 95th Street, Chicago, IL 60628

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/1-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE591B