

UNOFFICIAL COPY

Doc#: 1710206132 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/12/2017 01:12 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

CT 15NW7117943RM
Rm AST

Dec ID 20170401634502
ST/CO Stamp 1-259-140-800 ST Tax \$40.00 CO Tax \$20.00
City Stamp 0-230-942-400 City Tax: \$420.00

Completed By: Ginali Associates, P.C.
947 N. Plum Grove Road, Schaumburg, IL 60173

THIS INDENTURE, made on the 24th day of February 2017, by and between Taylor Bean & Whitaker RFO, LLC by RoundPoint Mortgage Servicing Corporation its Attorney in Fact, whose address is 5016 Parkway Plaza Blvd., Suite 200, Charlotte, NC 28217, hereinafter referred to as Grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and Fareed Muhammad, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part Fareed Muhammad and his heirs and assigns, FOREVER, all the following described real estate, situated in the County of **COOK**, and State of Illinois known and described as follows, to wit:

LOT 21 IN BLOCK 3 IN EGGER'S SUBDIVISION OF BLOCKS 3 AND 4 IN DEWEY AND HOGG'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE RAILROAD RIGHT OF WAY), 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, Fareed Muhammad and his 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 Fareed Muhammad and his heirs and assigns forever, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered 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 as to matters of title.

Permanent Real Estate Numbers: **20-30-101-021-0000**

Address of the Real Estate: **7141 South Claremont Avenue, Chicago, IL 60636**

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Agent, the day and year first above written.

Taylor Bean & Whitaker REO, LLC

Nicole LePage Nicole LePage
Supervisor Real Estate Operations
by RoundPoint Mortgage Servicing
Corporation its Attorney in Fact

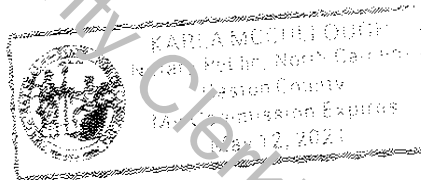
STATE OF North Carolina
Mecklenburg COUNTY

On this date, before me personally appeared Nicole LePage,
~~Supervisor Real Estate Operations~~ pursuant to a delegation of authority, to me known to be the
person who executed the foregoing instrument on behalf of the Seller, and acknowledged that he/she
executed the same as his/her free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of
North Carolina aforesaid, this 24 day of February 2017.

Karla McClintock
Notary Public

My term Expires: May 12, 2021



MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Fareed A. Muhammad
18559 Cedar Ave
Country Club Hills NC
60478

← SAME