

# UNOFFICIAL COPY



\*1715334065D\*

Doc# 1715334065 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/02/2017 12:00 PM PG: 1 OF 4

Commitment Number: 160267299

Seller's Loan Number: 966488

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: VASILE BURA: 7429 KILDARE AVE., SKOKIE, IL 60076

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**20-17-109-008-0000**

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## SPECIAL WARRANTY DEED

AMERICAN FINANCIAL RESOURCES, INC., whose mailing address is 9 SYLVAN WAY, PARSIPPANY, NJ 07054, hereinafter grantor, for \$28,500.00 (Twenty Eight Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to VASILE BURA, hereinafter grantee, whose tax mailing address is 7429 KILDARE AVE., SKOKIE, IL 60076, the following real property:

**ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK AND STATE OF ILLINOIS BEING KNOWN AND DESIGNATED AS FOLLOWS: THE NORTH 1/2 OF LOT 20 IN BLOCK 11 IN SNODON'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. TAX ID: 20-17-109-008-0000**

Property Address is: 5621 S JUSTINE ST., CHICAGO, IL 60636

CCRD REVIEW 


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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: **"Prior Instrument information will be filled in by County Clerk upon recording"**


REAL ESTATE TRANSFER TAX		02-May-2017
	CHICAGO:	213.75
	CTA:	85.50
	TOTAL:	299.25
20-17-109-008-0000   20170401639931   0-457-592-512		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		03-May-2017
 	COUNTY:	14.25
	ILLINOIS:	28.50
	TOTAL:	42.75
20-17-109-008-0000   20170401639931   0-081-098-432		

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Executed by the undersigned on April 20, 2017:

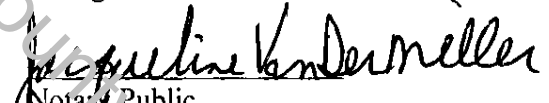
**AMERICAN FINANCIAL RESOURCES, INC., BY LOANCARE, LLC  
AS ATTORNEY IN FACT UNDER A LIMITED POWER OF ATTORNEY**

By:   
Name: KIMLY FRANCIS

Its: Assistant Secretary

STATE OF Virginia  
CITY OF Virginia Beach

The foregoing instrument was acknowledged before me on April 20 2017 by KIMLY FRANCIS its Assistant Secretary on behalf of **LOANCARE, LLC AS ATTORNEY IN FACT UNDER A LIMITED POWER OF ATTORNEY FOR AMERICAN FINANCIAL RESOURCES, INC.**, who is personally known to me or has produced personally 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.

  
Notary Public

Jacqueline VanDerMiller  
NOTARY PUBLIC  
REG. #7072405  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES JULY 31, 2019

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**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

**COOK COUNTY  
RECORDER OF DEEDS**

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Property of Cook County Clerk's Office