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Doc# 1716518062 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/14/2017 02:20 PM PG: 1 OF 5

H 78094

Commitment Number # 170104380

This instrument prepared by:  
Segel Law Group, Inc.  
1827 Walden Office Square, Suite 450  
Schaumburg IL 60173

After Recording Return To:  
Andy Nguyen  
Julie Truong Ho  
186 Ring Neck Lane  
Bloomingtondale, IL 60108

Mail Tax Statements To:  
Andy Nguyen and Julie Truong Ho; 186 Ring Neck Lane, Bloomingtondale, IL 60108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
13-29-409-040-000

**SPECIAL WARRANTY DEED**

Caliber Home Loans, Inc. whose mailing address is 13801 Wireless Way, Oklahoma City, OK 73134, hereinafter grantor, for \$149,699.00 (One Hundred Forty Nine Thousand, Six Hundred Ninety Nine Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Andy Nguyen and Julie Truong Ho,\* hereinafter grantee, whose tax mailing address is 186 Ring Neck Lane, Bloomingtondale, IL 60108, the following real property: \*not as tenants in common but as joint tenants.

LOT 24 (EXCEPT THE SOUTH 1 FOOT THEREOF) IN BLOCK 6 IN TITLEY'S SUBDIVISION OF LOT 1 IN CIRCUIT COURT PARTITION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE SOUTH 33 1/2 ACRES THEREOF) AND ALL OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40  
SWD Page 1 of 4 2618 N. Marmora Ave., Chicago, IL 60639

HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVE  
CHICAGO, IL 60630

CCRD REVIEW

5

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**NORTH, RANGE 13 (EXCEPT THE SOUTH 33 1/3 ACRES THEREOF), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**



**Property Address is: 2618 N. Marmora Ave., Chicago, IL 60639**


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 prior to the date the seller acquired title.

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: **1706255129**

REAL ESTATE TRANSFER TAX		14-Jun-2017
	COUNTY:	75.00
	ILLINOIS:	150.00
	TOTAL:	225.00
13-29-409-040-0000   20170401640110   0-340-318-656		

REAL ESTATE TRANSFER TAX		14-Jun-2017
	CHICAGO:	1,125.00
	CTA:	450.00
	TOTAL:	1,575.00 *
13-29-409-040-0000   20170401640110   1-032-434-112		

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

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Commitment Number# 170104380

Executed by the undersigned on the 2<sup>nd</sup> day of June, 2017:

**Caliber Home Loans, Inc.**

By: 

Name: Ryan Pierce

Its: Authorized Signatory

Witness:   
Madeline Pages

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_ is \_\_\_\_\_ on behalf of **Caliber Home**

**Loans, Inc.**, who has produced \_\_\_\_\_ 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.

\_\_\_\_\_  
"See attached"

Notary Public

**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

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## ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Diego )

On JUN 02 2017 before me, Jeannette L Faust, Notary Public  
(insert name and title of the officer)

Ryan Pierce  
personally appeared  
, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon her/alf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jeannette L Faust  
Jeannette L Faust, Notary Public

(Seal)



Property of Cook County Clerk's Office

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Commitment Number# 170104380

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated this 2<sup>nd</sup> day of June, 2017

[Signature]  
\_\_\_\_\_  
Signature of Grantor or Agent

Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_.

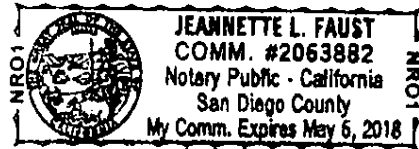
NOTARY PUBLIC \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF San Diego  
Subscribed and sworn to (or affirmed) before me on this 2 day of June  
2017 by Ryan Pierce

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

[Signature]  
(Signature of Notary)



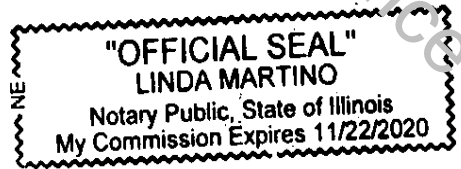
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date June 2, 2017

[Signature]  
\_\_\_\_\_  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said Agent  
This 2 day of JUNE,  
2017.

NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)