

UNOFFICIAL COPY

Doc#: 1725749140 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/14/2017 09:30 AM Pg: 1 of 4

Mail Tax Bills to:

and Mail to:
DESIGNER HOME BUILDERS LLC
4636 W. 106TH PL.
OAK LAWN, IL 60453

Dec ID 20170801611927
ST/CO Stamp 0-387-500-992 ST Tax \$125.00 CO Tax \$62.50

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

THE GRANTOR, TD REO FUND, LLC, a Limited Liability Company organized under the laws of the State of California, and duly authorized to transact business in the State of Illinois, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Board of Directors of said corporation does hereby **SELL** and **CONVEY** to DESIGNER HOME BUILDERS LLC, an Illinois Limited Liability Company, the real estate situated in the County of COOK, State of Illinois, to wit;

LOT 18 IN BLOCK 2 IN FLOSSMOOR PARK, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Subject to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Commonly known as 2229 MACDONALD LANE, FLOSSMOOR, IL 60422

PIN 32-06-306-029-0000

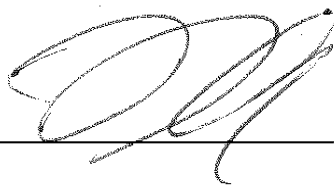
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TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in any ways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its CRD, this 29th day of August, 2017.

TD REO FUND, LLC

by  _____

REAL ESTATE TRANSFER TAX		07-Sep-2017
		COUNTY: 62.50
		ILLINOIS: 125.00
		TOTAL: 187.50
32-06-306-029-0000	20170801611927	0-387-500-992

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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 Orange

On August 29th, 2017 before me, A. Rahmanpanah,

a Notary Public personally appeared Howard Grabstein as

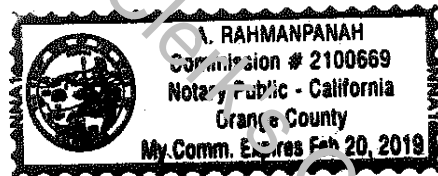
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of TD REO FUND, LLC who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf 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 [Handwritten Signature]



(Seal)

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PLAT ACT AFFIDAVIT

State of Illinois

County of COOK } SS.

JUDY LEVINE being duly sworn on oath, states that SHE resides at 6350N CICERO, CHICAGO, IL 60646. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 - OR -
 - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interest therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that SHE makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Judy Levine

SUBSCRIBED and SWORN to before me
this 20th day of August, 2017.

