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Mail to:
5256 W. CHICAGO LLC
1007 N. LAVERGNE AVE., BASEMENT
CHICAGO, IL 60651-3125

Prepared by:
TD REO Fund LLC
4340 Jon KARMAN Ave
Ste 110
Newport Beach, CA
92660



1730744033D

Doc# 1730744033 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: 51.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/03/2017 11:58 AM PG: 1 OF 4

FIDELITY NATIONAL TITLE 1008180

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 5256 W. CHICAGO LLC, an Illinois Limited Liability Company, the real estate situated in the County of COOK, State of Illinois, to wit;

LOT 28 (EXCEPT THE EAST 5.5 FEET THEREOF) IN BLOCK 3 IN THE SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD FINANCIAL 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 5256 W. CHICAGO AVE., CHICAGO, IL 60651

PIN 16-04-330-032-0000

REAL ESTATE TRANSFER TAX		17-Aug-2017
	CHICAGO:	337.50
	CTA:	135.00
	TOTAL:	472.50 *

16-04-330-032-0000 | 20170501653425 | 0-102-802-368

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

REAL ESTATE TRANSFER TAX

17-Aug-2017



COUNTY:	22.50
ILLINOIS:	45.00
TOTAL:	67.50

16-04-330-032-0000

| 20170501653425 | 0-394-761-152

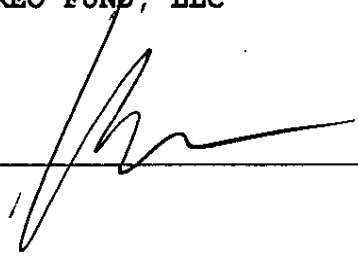
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TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in any ways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants 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 Managing Member, this 11th day of May, 2017.

TD REO FUND, LLC

by  _____

Property of Cook County Clerk's Office

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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 May 11th, 2017 before me, Grace Yau,

a Notary Public personally appeared William Jordan as

Managing Member of ED 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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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 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 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 MAY 25, 2017

Signature *[Handwritten Signature]*
Grantor or agent

Subscribed to and sworn before me this 25th day of MAY, 2017.

[Handwritten Signature]
Notary Public



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 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 MAY 25, 2017

Signature *[Handwritten Signature]*
Grantee or agent

Subscribed to and sworn before me this 25th day of MAY, 2017.

[Handwritten Signature]
Notary Public

