

# UNOFFICIAL COPY



\*1733134057D\*

Doc# 1733134057 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/27/2017 02:14 PM PG: 1 OF 6

Recording requested by:  
Katharine Burkhalter, Attorney at Law retained by:  
Orion Financial Group, Inc.  
2860 Exchange Blvd., Suite 100  
Southlake, TX 76092

and when recorded, please return this deed to:  
Orion Financial Group, Inc.  
2860 Exchange Blvd., Suite 100  
Southlake, TX 76092

Mail Tax Statements to Grantee:  
BETTY J. SPENCER AND SAM HARVEY (CO-  
PURCHASERS, AS TENANTS-IN-COMMON)  
1528 NORTH MENARD, CHICAGO, IL 60610

Above reserved for official use only

## SPECIAL WARRANTY DEED

THE GRANTOR: AMERICAN HOUSING TRUST II whose address is 1600 South Douglas Road, Suite 200-A, Anaheim, CA 92806 FOR A VALUABLE CONSIDERATION, in the amount of TEN AND NO/100 DOLLARS (\$10.00) in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and SPECIALLY WARRANTS to BETTY J. SPENCER AND SAM HARVEY (CO- PURCHASERS, AS TENANTS-IN-COMMON) ("Grantee"), whose address is 1528 NORTH MENARD, CHICAGO, IL 60610 (Grantee's Address) all right, title, interest and claim to the following real estate in the County of Cook, State of Illinois with the following legal description:

SEE ATTACHED EXHIBIT A

DEED IS BEING MADE TO CONSUMMATE AN INSTALLMENT CONTRACT FOR SALE OF REAL ESTATE BETWEEN THE PARTIES, DATED 02/10/1988 Parcel ID No.: 1605203025 Property Address: 1528 NORTH MENARD, CHICAGO, ILLINOIS 60651

Prior deed reference: PRIOR DEED RECORDED: 10/12/1988 AS 88469988.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.



SPENCER VDT \*16171124\*

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IL Cook

7000113597  
CMS/WD/ROLC

CCRD REVIEW R

*\$10.00*

*6 pages*

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## REAL ESTATE TRANSFER TAX

22-Nov-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

16-05-203-025-0000 | 20171101658320 | 0-844-359-712

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

## REAL ESTATE TRANSFER TAX

27-Nov-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-05-203-025-0000 | 20171101658320 | 1-630-873-632

RETURN TO: Katharine Burkhalter, Attorney at Law retained by:  
Orion Financial Group, Inc.  
2860 Exchange Blvd., Suite 100  
Southlake, TX 76092

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.  
Property Address: 1528 NORTH MENARD, CHICAGO, ILLINOIS 60651

EXECUTED this 8-11-2017  
AMERICAN HOUSING TRUST II  
by Carrington Mortgage Services, LLC as Attorney in fact

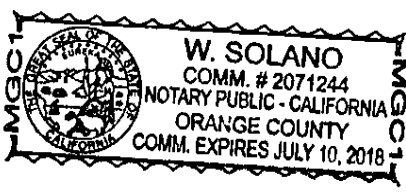
**Elizabeth A. Ostermann**  
Vice President, Carrington Mortgage Services, LLC

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 CA  
County of Orange  
On 8-11-17 before me, W. Solano, Notary Public, 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 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.

Notary public, W. Solano  
My commission expires: 7-10-18



# UNOFFICIAL COPY

RETURN TO: Katharine Burkhalter, Attorney at Law retained by:  
Orion Financial Group, Inc.  
2860 Exchange Blvd., Suite 100  
Southlake, TX 76092

MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/ILLINOIS TRANSFER STAMP (If Required)

NAME & ADDRESS OF PREPARER:

EXEMPT under provisions of Paragraph G  
Section 31-45, Property Tax Code.

C. R. HALL  
Orion Financial Group, Inc.  
2860 Exchange Blvd., Suite 100  
Southlake, TX 76092

Date: 8-11-2017  
Elizabeth A. Ostermann  
Vice President Carrington Mortgage Services, LLC  
Buyer, Seller or Representative

*This document must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).*

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## Exhibit A

LOT 15 IN BLOCK 1 IN WASSELL AND BRAMBERG'S NORTH AVENUE  
SUBDIVISION OF THE EAST HALF OF THE SOUTH EAST QUARTER OF  
THE NORTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION  
5, ALSO THE EAST HALF OF THE NORTH EAST QUARTER OF THE  
NORTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 5,  
ALL IN TOWNSHIP 39 NORTH. RANGE 13, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A 1528 NORTH MENARD, CHICAGO, ILLINOIS 60651  
TAX I.D. # 1605203025, VOL. 546

16171124

Cook County, IL

CMS/WD/ROLC

# UNOFFICIAL COPY

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.

## CALIFORNIA JURAT

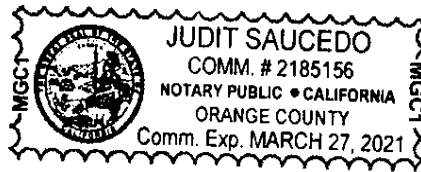
State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this 10<sup>th</sup> day of October 2017, by Chris Lechtanski, proved to me on the basis of satisfactory evidence to be the person who appeared before me.



Signature



(Notary Seal)

### OPTIONAL INFORMATION

#### INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

#### DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

(Additional information)

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

# STATEMENT BY GRANTOR AND GRANTEE UNOFFICIAL COPY

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 and hold title to real estate under the laws of the State of Illinois.

Dated OCT 10 2017  
Signature: \_\_\_\_\_ (Grantor or Agent)  
*Chris Lechtanski, AVP of Default  
for Carrington Mortgage Services, LLC, Attorney in Fact*

Subscribed and sworn to before me by the

Said

this \_\_\_\_\_ of \_\_\_\_\_  
20 \_\_\_\_\_

\_\_\_\_\_  
(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 and hold title to real estate under the laws of the State of Illinois.

Dated October 16, 2017  
Signature: \_\_\_\_\_ (Grantee or Agent)

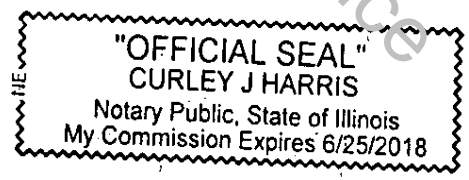
Subscribed and sworn to before me by the

said Curley HARRIS

this 16th day of October

20 17

Curley J HARRIS (Notary Public)



NOTE: Any person who knowingly submits a false statement concerning the identity of a 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.]