

**SPECIAL**  
**WARRANTY**  
**DEED**

*(the property being conveyed  
herein was foreclosure property)*

~~Mail to:~~

**Alamo Title**

**Law office of The Mundheim Firm**  
**500 N. Carroll Ave Suite 100**  
**Southlake, Texas 76092**

6005261700179

Name and Address of Tax  
Payer:

Robert Hunt  
Natalie Morgan  
15432 Greenwood Avenue  
Dolton, IL 60419

#201700179



\*1735229085\*

Doc# 1735229085 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/18/2017 02:45 PM PG: 1 OF 4

This space for recording information only

This SPECIAL WARRANTY DEED, executed this 13 day of July, 2017, RRCH #4, LLC, a Texas Limited Liability Company, with a business address of 3963 Maple Avenue, Suite 190, Dallas, TX 75219, hereinafter referred to as **GRANTOR**, conveys and special warrants to ROBERT HUNT, a single man and NATALIE MORGAN, a single woman, as joint tenants with the right of survivorship, residing at 15432 Greenwood Avenue, Dolton, IL 60419, hereinafter referred to as **GRANTEES**:

Wherever used herein the terms "GRANTOR" AND "GRANTEES" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of ONE HUNDRED THOUSAND and 00/100 DOLLARS (\$100,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remise, releases, conveys and confirms unto the GRANTEES, all that certain land, situated in Cook County, Illinois, viz:

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:**

**LOT 6 (EXCEPT THE NORTHWESTERLY 38.02 FEET THEREOF) IN GREENWOOD FALLS PHASE 1 PLANNED UNIT DEVELOPMENT (BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS**

3 pages

CORD REVIEW [Signature]

VILLAGE OF DOLTON  
WATER/RE/PROPERTY TRANSFER TAX  
ADDRESS: 15432 Greenwood Rd  
ISSUE: 12-29-17 EXPIRED: 12-29-17  
AMT: 50.00  
TYPE: WTS [Signature]  
VILLAGE COMPTROLLER

# UNOFFICIAL COPY

PER PLAT THEREOF RECORDED JUNE 6, 2006 AS DOCUMENT NUMBER 0616710183) IN COOK COUNTY, ILLINOIS.

BEING THE SAME PROPERTY CONVEYED TO RRCH #4, LLC FROM JPMORGAN CHASE BANK, NATIONAL ASSOCIATION BY SPECIAL WARRANTY DEED RECORDED 01/27/2017 AS DOCUMENT NUMBER 1702729058 IN THE CLERK'S OFFICE IN THE OFFICIAL RECORDS OF COOK COUNTY, ILLINOIS.

**Property Address:** 15432 Greenwood Avenue, Dolton, IL 60419

**Permanent Index Number#:** 29-14-214-060-0000

*The legal description was provided by agent for grantor.*

**SUBJECT ONLY TO THE FOLLOWING, IF ANY: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT TIME OF CLOSING, COVENANTS, CONDITIONS, RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH PURCHASER'S USE AND ENJOYMENT OF THE PROPERTY.**

**FURTHER SUBJECT TO ALL MATTERS OF RECORD.**

TO HAVE AND TO HOLD, the same in fee simple, to the Grantees, their heirs and/or assigns, with covenants on the part of the Grantor, (1) that at the time of the making and delivery of this deed the Grantor is the lawful owner of an indefeasible estate in fee simple, in and to the premises therein described, and had good right and full power to convey the same; (2) that the same are free from all encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons; and (3) that it does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise. Such covenants shall be obligatory upon any Grantor, its successors and assigns, as fully and with like effect as if written at length herein.

The undersigned is executing this Deed on behalf of said Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate official, or agent of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 13 day of July, 2017. **EFFECTIVE AUGUST 22, 2017**

Recording state does not require witnesses.

**RRCH #4, LLC**, a Texas limited liability company

By: **RRCM, LLC**, a Texas limited liability company, Manager

By: [Signature]  
**MATTHEW WELSH, Authorized Agent**

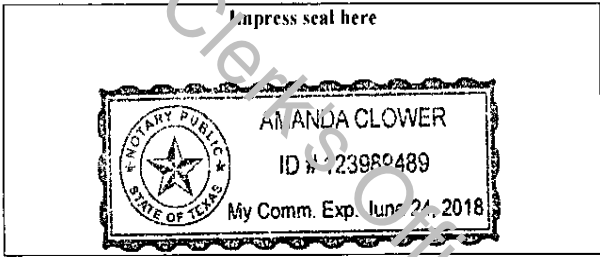
STATE OF (TX) Texas }  
COUNTY OF Dallas }

BEFORE ME, on the 13 day of July, 2017, the undersigned authority, personally appeared **MATTHEW WELSH, Authorized Agent** on behalf of **RRCM, LLC, a Texas limited liability company**, Manager for **RRCH #4, LLC**, a Texas limited liability company, on behalf of said entity, with full authority to act for said entity in this transaction, who is known to me or has shown \_\_\_\_\_ as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to execute and deliver this deed on behalf of the aforementioned corporation.

Given under my and official seal this 13 day of July, 2017.

[Signature]  
Notary Public

AMANDA CLOWER  
Title (and Rank)  
My commission expires:



*Tax Exempt under provision of Paragraph 'E' Section 31-45 Property Tax Code, having a consideration less than \$100.00*

12/18/2017  
DATE

[Signature]  
(Agent)

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 12 | 7 | 2017

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

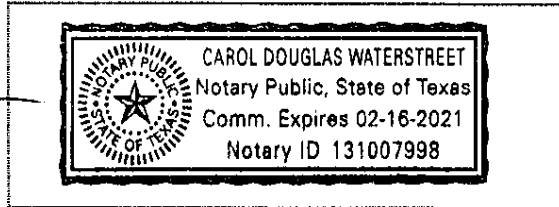
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): AMANDA CROWER

On this date of: 7th December 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 12 | 7 | 2017

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

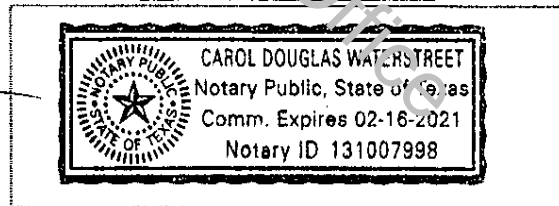
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): AMANDA CROWER

On this date of: 7th December 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)