

UNOFFICIAL COPY

Doc# 1803908040 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/08/2018 09:46 AM Pg: 1 of 4

Mail to:

ADRIAN ROSAS

~~1325 PRICE AVE.~~ 17836 Walter St.

~~CALUMET CITY, IL 60409~~

Lansing

38

Dec ID 20180101688269

ST/CO Stamp 1-529-428-512 ST Tax \$30.00 CO Tax \$15.00

Mail tax bill to:
Adrian Rosas
17836 Walter St.
Lansing, IL 60438

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 **CONVLY** to ADRIAN ROSAS*, of 17836 Walter St., Lansing, IL 60438, the real estate situated in the County of COOK, State of Illinois, to wit;

*Rosas

LOT 7, IN BLOCK 7, RESUBDIVISION OF BLOCKS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BARRETT'S FOREST VIEW, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 15 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 1325 PRICE AVE., CALUMET CITY, IL 60409

PIN 30-20-109-007-0000

FIDELITY NATIONAL TITLE

14-MOZ-784

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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 CRO, this 26th day of January, 2018.

TD REO FUND, LLC

by 

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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

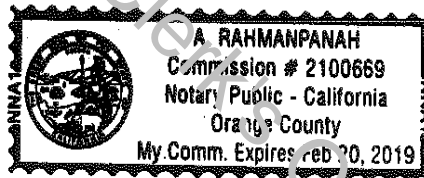
On 1/26/18, 2018 before me, A. Rahmanpanah,
 a Notary Public personally appeared Howard Gubstein as

CRO 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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REAL ESTATE TRANSFER TAX


 52147 1/30/18

 Calumet City - City of Homes \$ 120

REAL ESTATE TRANSFER TAX




 52148 1/30/18

 Calumet City - City of Homes \$ 120

REAL ESTATE TRANSFER TAX


 52146 1/30/18

 Calumet City - City of Homes \$ 120

REAL ESTATE TRANSFER TAX		01-Feb-2018
 	COUNTY:	15.00
	ILLINOIS:	30.00
	TOTAL:	45.00
30-20-109-007-0000 20180101688269 1-529-428-512		

PROPERTY OF COOK COUNTY CLERK'S OFFICE