

UNOFFICIAL COPY

PREPARED BY:
Codilis & Associates, P.C.
Jennifer Hayes, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

Doc#: 1813549051 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/15/2018 09:58 AM Pg: 1 of 6

Dec ID 20180501665499
ST/CO Stamp 1-518-155-040 ST Tax \$1,200.00 CO Tax \$600.00

MAIL TAX BILL TO:

Nebojsa Niketic and Gordana Niketic
1840 E. Ridgewood Lane
GLENVIEW IL 60025

MAIL RECORDED DEED TO:

D. Danielle Greig
6767 N. Milwaukee #202
NILES IL 60074

SCS 1706588
FIDELITY NATIONAL TITLE 15P1

SPECIAL WARRANTY DEED

THE GRANTOR, PMT NPL Financing 2014-1, of 345 Rouser Road, Building #5 Corapolis, PA 15108-, a corporation organized and existing under the laws of , for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Nebojsa Niketic and Gordana Niketic, Husband and wife, of Lincolnwood, ILLINOIS, ASTENANTS by the entirety not as tenants in common all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 51 IN GLEN OAK ACRES, BEING A SUBDIVISION IN THE WEST 1/2 OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 04-25-112-008-0000
PROPERTY ADDRESS: 1840 E. Ridgewood Lane, Glenview, IL 60025

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

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Special Warranty Deed - *Continued*

Dated this 4/27/18

PMT NPL Financing 2014-1

By: 
By: PennyMac Loan Servicing, LLC, as Attorney in Fact

Rob Schreiber
Senior Vice President, Asset Management

STATE OF _____)
COUNTY OF _____)

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, _____, PMT NPL Financing 2014-1, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the use and purposes therein set forth.

Given under my hand and notarial seal, this _____

Notary Public
My commission expires: _____

Exempt under the provisions of paragraph _____
Section 4, of the Real Estate Transfer Act _____ Date

Agent.

REAL ESTATE TRANSFER TAX



COUNTY:	600.00
ILLINOIS:	1,200.00
TOTAL:	1,800.00

04-25-112-008-0000

20180501665499

1-518-155-040

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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 Ventura

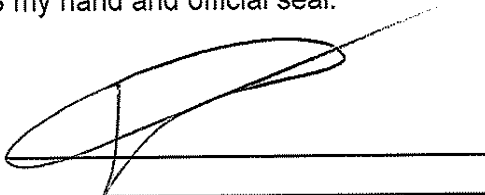
On 4/2/18 2018 before me, Cynthia Hoff, Notary Public
(insert name and title of the officer)

personally appeared Rob Schreibman
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.

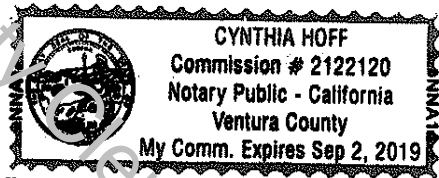
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Property of Clerk's Office

UNOFFICIAL COPY AFFIDAVIT OF TITLE COVENANT AND WARRANTY

Illinois

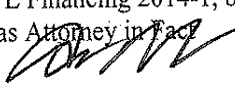
State of IL }
County of Verdugo } SS.

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantee hereinafter named: Nebojsa Niketic and Gordana Niketic, grantee(s).

- The affiant has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated 4/21/14, to the grantee(s), conveying the following described premises:
- Permanent Index Number(s): 04-25-112-008-0000
- Property Address(es): 1640 E Ridgewood Lane
Glenview, IL 60025

Legal Description: SEE ATTACHED

- That no labor or material has been furnished for premises within the last four months, that is not fully paid for.
- That since the title date listed in the report on the title issued by Codilis & Associates, P.C., as agent of, affiant has not done or suffered to be done anything that could in any way affect the title to the premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment, note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.
- That the parties, if any, in possession of premises are bonafide tenants only, and have paid promptly and in full their rent to date, and are renting from n/a to n/a, and not for any longer term, and have no other or further interest whatsoever in premises.
- That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.
- That this instrument is made to induce, and in consideration of, the said grantee's consumption of the purchase of premises.
- Affiant further states: Naught.

<i>(SEAL)</i> PMT NPL Financing 2014-1, by PennyMac Loan Servicing, LLC, as Attorney in Fact  Rob Schreiber	<i>(SEAL)</i>
---	---------------

(SEAL) Senior Vice President, Asset Management *(SEAL)*

Subscribed and sworn to me on _____

(Impress Seal Here)

(NOTARY PUBLIC)

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ACKNOWLEDGMENT

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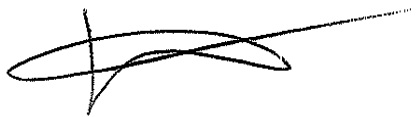
State of California
County of Ventura

On 4-27 2018 before me, Cynthia Hoff, Notary Public
(insert name and title of the officer)

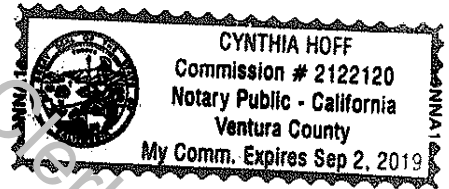
personally appeared Rob Schreiber
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 

(Seal)



Property of County Clerk's Office

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Affidavit of Title – Continued

Address:

1840 E.Ridgewood Lane

Glenview, IL 60025

LEGAL DESCRIPTION

LOT 51 IN GLEN OAK ACRES, BEING A SUBDIVISION IN THE WEST 1/2 OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office