

# UNOFFICIAL COPY



Doc# 1833413022 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/30/2018 11:11 AM PG: 1 OF 4

Commitment Number: 170242651  
Seller's Loan Number: 1461922441

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

Mail Tax Statements To: MARIO B. GARCIA: 2714 S. 61st Ct., Cicero, IL 60804

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**16-19-208-030-0000**

## SPECIAL/LIMITED WARRANTY DEED


BUNGALOW SERIES F REO, LLC, whose mailing address is 314 S. Franklin Street, Titusville, PA 16354, hereinafter grantor, for \$149,900.00 (One Hundred Forty Nine Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to MARIO B. GARCIA, hereinafter grantee, whose tax mailing address is 2714 S. 61st Ct., Cicero, IL 60804, the following real property:

**ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:**

**LOT 11 (EXCEPT THE NORTH 18.5 FEET THEREOF) AND LOT 12 IN BLOCK 25 IN S. E. GROSS' OAK PARK SUBDIVISION OF BLOCK 7, 10, 11 AND 25 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 300 ACRES THEREOF), IN COOK COUNTY, ILLINOIS.**

REAL ESTATE TRANSFER TAX		30-Nov-2018	
COUNTY:	75.00	ILLINOIS:	150.00
TOTAL:	225.00		

16-19-208-030-0000 | 20181101639708 | 1-324-634-784

THE CITY OF BERWYN, IL  
  
 1499.00  
 U.S.  
 REAL ESTATE TRANSFER TAX  
 11/28/2018  
 COLLECTOR'S OFFICE

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**TAX ID: 16-19-208-030-0000**

**Property Address is: 1322 EUCLID AVE., BERWYN, IL 60402**

**Prior instrument reference: Title was vested into Bungalow Series F REO, LLC by Quitclaim deed dated 3/2/2018, to be recorded herewith in the Cook County, Illinois State records.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

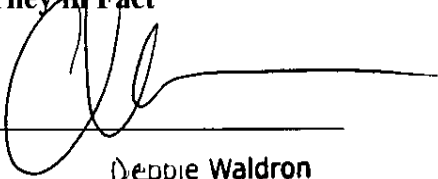
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Cook County Clerk's Office

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Executed by the undersigned on October 26, 2018:

**BUNGALOW SERIES F REO, LLC, by Servis One, Inc. dba BSI Financial Services  
as Attorney in Fact**

By: 

Name: Debbie Waldron  
Document Signing Officer

Its: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_ by  
\_\_\_\_\_ its Debbie Waldron on behalf of **BUNGALOW  
SERIES F REO, LLC, by Servis One, Inc. dba BSI Financial Services as Attorney in Fact**  
who is personally known to me or has produced \_\_\_\_\_ as identification, and  
furthermore, the aforementioned person, Debbie Waldron has acknowledged that his/her signature was his/her free  
and voluntary act for the purposes set forth in this instrument.

\_\_\_\_\_  
Notary Public

Property of \_\_\_\_\_  
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 October 26, 2018 before me, Brittany Brenes, notary  
(insert name and title of the officer)

personally appeared Debbie Waldron,  
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

*Brittany Brenes* (Seal)



Property of Cook County Clerk's Office