

UNOFFICIAL COPY

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

Mail Deed To:
MAIL TAX BILL TO:

Victor Aguirre
3930 W 58th St
Chicago IL 60629

Doc#: 1902457082 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/24/2019 10:58 AM Pg: 1 of 2

Dec ID 20190101677765
ST/CO Stamp 0-958-725-792 ST Tax \$165.00 CO Tax \$82.50
City Stamp 0-075-427-488 City Tax: \$1,732.50

~~MAIL RECORDED DEED TO:~~

~~Luis C. Martinez
4111 W 65th Street
Chicago, IL 60629~~

180297357359

SPECIAL WARRANTY DEED

THE GRANTOR, MTGEO Investors, LP, of 55 Beattie Place Ste 110, Greenville, SC 29601-, a corporation organized and existing under the laws of SC, 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) Victor Aguirre, a married man of 5129 S. Homan Ave Chicago IL 60632 all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 35 (EXCEPT THE WEST 5 FEET THEREOF) AND ALL OF LOT 36 IN BLOCK 21 IN JAMES H. CAMPBELL ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST 1/4 (EXCEPT THE EAST 50 FEET THEREOF) OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 19-14-120-084-0000
PROPERTY ADDRESS: 3930 W. 58th St., Chicago, IL 60629-

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, roads and drain tile, pipe or other conduit and all other matters of record affecting the property.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste 2400
Chicago, IL 60606-4650
Recording Department

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Special Warranty Deed - *Continued*

Dated this 1.7.19

By: [Signature]
MTGLQ Investors, LP
New Penn Financial, LLC d/b/a Shellpoint Mortgage
Servicing as Attorney-in-Fact

STATE OF SC)
COUNTY OF GREENVILLE) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Shawn Garrison, MTGLQ Investors, LP by New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as Attorney-in-Fact, 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 uses and purposes therein set forth.

Given under my hand and notarial seal, this 1.7.19
[Signature]
Notary Public
My commission expires: _____

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

