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Doc#: 1903525017 Fee: \$58.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/04/2019 11:00 AM Pg: 1 of 6

Dec ID 20190101677322
ST/CO Stamp 0-310-231-456 ST Tax \$77.50 CO Tax \$38.75

FIDELITY NATIONAL TITLE

FIDELITY NATIONAL

0018019415

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

Get CashFlow Today, Inc.
829 Spencer Rd.
New Lenox, IL 60451

SPECIAL WARRANTY DEED

THIS INDENTURE made this 10 day of January, 2019, between **U.S. Bank National Association** hereinafter ("Grantor"), and, **Get CashFlow Today, Inc.**, whose mailing address **829 Spencer Rd., New Lenox, IL 60451** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum **Ten Dollars and 00/100 (\$10.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, GRANT, BARGAIN AND SELL unto the Grantees FOREVER, the real property situated in the County of **Cook** and State of Illinois and more particularly described on Exhibit A and known as **16645 S Dobson Avenue, South Holland, IL 60473**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND subject to all matters set forth on Exhibit B.



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Grantor 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 prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

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.

REAL ESTATE TRANSFER TAX

		COUNTY:	24-Jan-2019
		ILLINOIS:	38.75
		TOTAL:	77.50
			116.25

29-23-307-007-0000 | 20190101677322 | 0-310-231-456

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Executed by the undersigned on January 10, 2019:

GRANTOR:

U.S. Bank National Association

By: *Rita J. Heinn*
Name: Rita J. Heinn
Title: Assistant Vice President

STATE OF Minnesota
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me on January 10, 2019 by Rita J. Heinn its Assistant Vice President on behalf of U.S. Bank National Association, who is known to me or has produced N/A as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Given under my hand and official seal, this 10 day of January, 2019.

Commission expires 01/31, 2023
Notary Public

Michael Wayne Rock
Notary



SEND SUBSEQUENT TAX BILLS TO:

Get CashFlow Today, Inc.
829 Spencer Rd.
New Lenox, IL 60451

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Exhibit A
Legal Description

LOT 158 IN CHAPMAN'S 4TH ADDITION TO TULIP TERRACE, BEING A SUBDIVISION OF PART OF LOT 3 IN F. DALENBERG'S SUBDIVISION IN THE NORTH PART OF THE SOUTHWEST $\frac{1}{4}$ AND THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CHAPMAN'S 4TH ADDITION TO TULIP TERRACE, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY 13, 1960 AS DOCUMENT NUMBER 1904220.

Commonly Known as: 16645 S Dobson Avenue, South Holland, IL 60473

PIN: 29-23-307-007-0000

Property of Cook County Clerk's Office

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Exhibit B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **U. S. Bank National Association**
Mailing Address: **4801 Frederica St. Owensboro, KY 42301**
Telephone No.: **270-852-5880**
Attorney or Agent: **Ginali Associates/ Eileen Picci**
Telephone No.: **847-517-4310**
Property Address: **16645 Dobson
South Holland, IL 60473**
Property Index Number (PIN): **29-23-307-007-0000**
Water Account Number: **0350102005**
Date of Issuance: **1/29/2019**

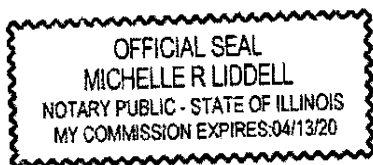
State of Illinois)
County of Cook)

This instrument was acknowledged before
me on January 29, 19 by

Michelle R Liddell
Michelle R Liddell

(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND
By: Maureen Johnson
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.