

UNOFFICIAL COPY

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

Doc#: 1905255145 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/21/2019 12:22 PM Pg: 1 of 4
Dec ID 20190101690430
ST/CO Stamp 1-977-371-040 ST Tax \$142.00 CO Tax \$71.00

MAIL TAX BILL TO:

Emmanuel Green
17240 S. Park Avenue
South Holland, IL 60473

MAIL RECORDED DEED TO:

Emmanuel Green
17240 S. Park Avenue
South Holland, IL 60473

FIDELITY NATIONAL TITLE SPECIAL WARRANTY DEED

THE GRANTOR, PMT NPL Financing 2015-1, of 6101 Condor Drive Moorpark, CA 93021-, a corporation organized and existing under the laws of CA, 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) Emmanuel Green, Marcel Van of 920 Sunnyside Thornton, IL 60476-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

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

THE EAST 264 FEET (EXCEPT THE NORTH 198 FEET THEREOF) OF LOT 7 EXCEPT THE SOUTH 825 FEET AND EXCEPT THAT PART TAKEN FOR TRI-STATE TOLLWAY AS CONDEMNED IN CASE NO. 57S4991 AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH ALONG THE EAST LINE THEREOF, A DISTANCE OF 825.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 175.75 FEET TO A POINT; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 21 MINUTES 29 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 45.64 FEET TO A POINT; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 88 DEGREES 25 MINUTES 12 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 152.40 FEET TO A POINT; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 87 DEGREES 17 MINUTES 58 SECONDS TO THE RIGHT OF THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 343.63 FEET TO A POINT; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 01 DEGREES 04 MINUTES 53 SECONDS TO THE RIGHT OF THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 300.00 FEET TO A POINT; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 01 DEGREES 29 MINUTES 38 SECONDS TO THE RIGHT OF THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 212.19 FEET TO A POINT; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 92 DEGREES 00 MINUTES 18 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 22.47 FEET TO A POINT; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 29 MINUTES 20 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 909.25 FEET TO THE POINT OF BEGINNING, IN DALENBERG'S SUBDIVISION, IN SECTIONS 22 AND 27, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO MAP OF SAID SUBDIVISION RECORDED AUGUST 23, 1890 AS DOCUMENT 1324212 IN BOOK 43 OF PLATS, PAGE 35, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Special Warranty Deed - *Continued*

PERMANENT INDEX NUMBER: 29-27-103-030-0000

PROPERTY ADDRESS: 17240 S. Park Ave., South Holland, IL 60473

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.

Dated this 11-18

PMT NPL Financing 2015-1

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

STATE OF _____)

COUNTY OF _____)

SS.

Michael Drawdy
Senior Vice President

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, _____, PMT NPL Financing 2015-1, 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 uses 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

04-Feb-2019



COUNTY: 71.00
ILLINOIS: 142.00
TOTAL: 213.00

29-27-103-030-0000

| 20190101690430 | 1-977-371-040

UNOFFICIAL COPY

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.

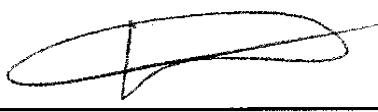
State of California
County of Ventura

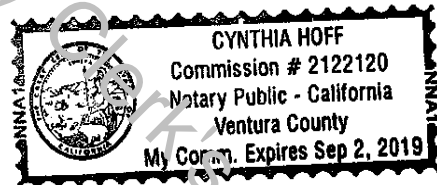
On 11-1-2018 before me, Cynthia Hoff, Notary Public
(insert name and title of the officer)

personally appeared Michael Drawdy
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)

UNOFFICIAL COPY

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: **PMT NFL Financing 2015-1 (PennyMac Loan Services)**

Mailing Address: **6101 Conder Dr., Moorpark, CA 93021**

Telephone No.: **630-794-5300**

Attorney or Agent: **Codilis & Associates PC**

Telephone No.: **630-974-3408**

Property Address: **17240 South Park
South Holland, IL 60473**

Property Index Number (PIN): **29-27-103-030-0000**

Water Account Number: **0180146006/6007**

Date of Issuance: **2/12/2019**

State of Illinois)

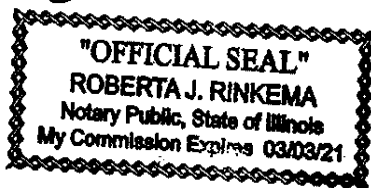
County of Cook)

This instrument was acknowledged before
me on FEBRUARY 12 2019 by
ROBERTA J. RINKEMA.

Robert J. Rinkema
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: Bret Scott
Deputy Village Clerk or Representative



[SEAL]

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