

UNOFFICIAL COPY



1905755061D

SPECIAL WARRANTY DEED

Statutory (Illinois)

(L.L.C. to Limited Liability Company)

Doc# 1905755061 Fee \$40.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/26/2019 03:18 PM PG: 1 OF 2

MAIL TO:

SingleSource Property Solutions
1000 Noble Energy Drive, Suite 300
Canonsburg, PA 15317

4/2 2019-00362-SS

NAME & ADDRESS OF TAXPAYER:

Karaja Group LLC
6118 Roosevelt Road, Suite B
Oak Park, IL 60304

Consideration: \$39,000.00

THE GRANTOR, LENDINGHOME MARKETPLACE, LLC., a Limited Liability Company, created and existing under and by virtue of the laws of the State of California and duly authorized to transact business in the State of Illinois for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Operating Agreement of said company, CONVEY and WARRANT to the GRANTEE(S),

Karaja Group LLC

a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at 6118 Roosevelt Road, Suite B, Oak Park, IL 60304, party of the second part, the following described Real Estate situated in Cook County and in the State of Illinois, to wit:


THE SOUTH 10 FEET OF LOT 3 AND ALL OF LOT 4 IN BLOCK 2 IN THE RESUBDIVISION OF HENRY BERDELL'S SUBDIVISION OF PART WEST OF THE RAILROAD OF LOT 8 IN SCHOOL TRUSTEES SUBDIVISION IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1874 IN BOOK 8 OF PLATS, PAGE 47, AS DOCUMENT 183656, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: to have and to hold the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their 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 incumbered 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:



The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Index No. (s): 20-16-404-021-0000
Property Address: 5906 S. LaSalle Street, Chicago, IL 60621

REAL ESTATE TRANSFER TAX	21-Feb-2019
 CHICAGO:	292.50
CTA:	117.00
TOTAL:	409.50 *

20-16-404-021-0000 | 20190101689280 | 0-355-039-648

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	21-Feb-2019
 COUNTY:	19.50
 ILLINOIS:	39.00
TOTAL:	58.50

20-16-404-021-0000 | 20190101689280 | 0-891-910-560

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In Witness Whereof, said Grantor has caused its name to be signed in the presence of its Special Servicing Manager
Authorized Signatory, this 4th day of February, 20 19.

Name of Company: LENDINGHOME MARKETPLACE, LLC., by its attorney in fact Lendinghome Funding Corporation

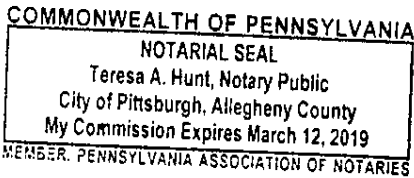
By Kevin Chase Scott Authorized Signatory
Special Servicing manager

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF Pennsylvania)
COUNTY OF Allegheny)SS

On this, the 4th day of February, 2019, before me, a Notary Public, the authorized signatory, personally appeared Kevin Chase Scott, who acknowledged to be the Special Servicing Manager of Lendinghome Funding Corporation by its attorney in fact for LENDINGHOME MARKETPLACE, LLC. and that in such capacity and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as its Special Servicing Manager.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Teresa A. Hunt Notary Public
My commission expires 3/12/19

COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph __, Section 4,
Real Estate Transfer Act
Date: _____
Signature: _____

Prepared by:
Anselmo Lindberg & Associates LLC
1771 W. Diehl Ste 120
Naperville, IL 60563

Property Address: 5906 S. LaSalle Street, Chicago, IL 60621