

UNOFFICIAL COPY



1912341114D

Doc# 1912341114 Fee \$44.00

SPECIAL WARRANTY DEED

RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 05/03/2019 02:50 PM PG: 1 OF 4

The above space for recorder's use only

THE GRANTOR, Diplomat Property Manager, LLC, a Delaware Limited Liability Company, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, **CONVEYS** to:

Christopher Hobbs, the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

ADDRESS OF PROPERTY: 14535 South Short Street, Posen, Illinois 60469

PIN: 29-07-112-056-0000

SUBJECT TO:

Covenants, conditions and restrictions of record, utility easements and general real estate taxes for 2018 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any. To have and to hold said premises forever.

Dated this 11 day of February, 2019.

REAL ESTATE TRANSFER TAX

02-May-2019



COUNTY: 45.00
ILLINOIS: 90.00
TOTAL: 135.00

29-07-112-056-0000

| 20190201602916 | 2-130-012-064

Diplomat Property Manager, LLC by Fay Servicing, LLC as attorney in fact

By: 
Name: Carlos Paz
Its: REO Assistant Manager Fay Servicing, LLC

S Y
P 4
S N
M N
SC Y
E Y
INT DR

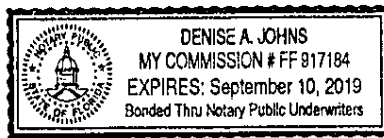
UNOFFICIAL COPY

COUNTY OF HILLSBOROUGH }
 } ss.
STATE OF FLORIDA }

On the 11 day of February, in the year 2019, before me, the undersigned, personally appeared Carlos Paz, REO Asst. Mgr., an authorized officer of, or authorized signatory for Diplomat Property Manager, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that s/he executed the same in their capacity, that by their signature on the instrument, the individual, or the entity upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned.

Witness my hand and official seal.

Denise A. Johns



My commission expires: 9/10/19

This instrument prepared by:
Michael Goldhirsh, Esq.
2107 Magnolia Lane
Highland Park, Illinois 60035

Mail to AND Send Tax Bill to:

Christopher Haddis
11700 S Cicero Ave
Arling, IL 60863

Property of Cook County Clerk's Office

UNOFFICIAL COPY

BILL OF SALE

Seller, Diplomat Property Manager, LLC, a Delaware Limited Liability Company, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt and sufficiency whereof is hereby acknowledged, does hereby sell, assign, transfer and set over to Purchaser(s), Christopher Hobbs, the following personal property located on the premises commonly known as 14535 South Short Street, Posen, Illinois 60469, to wit:

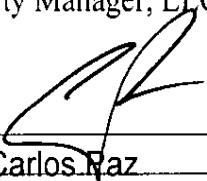
See Real Estate Contract dated January 8, 2019, by and between the Seller and the Purchaser(s), such contract being incorporated herein by reference.

Seller hereby represents and warrants to Purchaser that Seller is the owner of said personal property, that said property is free and clear of all liens, charges, and encumbrances, and that Seller has full right, power, and authority to sell said personal property and to execute and deliver this Bill of Sale.

ALL WARRANTIES OF QUALITY, FITNESS AND MERCHANTABILITY ARE HEREBY EXCLUDED.

IN WITNESS WHEREOF, Seller has caused this Bill of Sale to be signed and sealed in this 11 day of February, 2019.

Diplomat Property Manager, LLC

By: 
 Name: Carlos Paz
 Its: REO Assistant Manager

THIS DOCUMENT PREPARED BY:

Michael A. Goldhirsh, Esq.
 2107 Magnolia Lane
 Highland Park, Illinois 60035

UNOFFICIAL COPY

Legal Description

Lot 3 in Krizik Resubdivision No. 1 of Lot 7 in Robertson and Young's Subdivision in that part of North Fractional 1/2, North of the Indian Boundary Line, in the West 1/2 of the Northwest 1/4 of Section 7, Township 36 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded September 27, 1991 as Document 91503780 and Corrected by Certificate of Correction recorded October 1, 1991 as Document 91509004, in Cook County, Illinois.

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office