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Doc# 1912313016 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/03/2019 10:39 AM PG: 1 OF 3

Property of Cook County Clerk's Office

**Special Warranty Deed**

PREPARED BY:  
KENNETH D. SLOMKA  
SLOMKA LAW GROUP  
15255 S. 94<sup>TH</sup> AVE, STE 602  
ORLAND PARK, IL 60462

RETURN TO:  
O'CONNOR TITLE SERVICES, INC.  
162 W HUBBARD ST  
CHICAGO IL 60654

FA-19-0111  
19116-35

Em

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
KNOW ALL MEN BY THESE PRESENTS:

That DITECH FINANCIAL LLC,  
herein called 'GRANTOR',  
whose mailing address is: 2100 E. Elliott,  
Tempe, AZ 85284

FOR AND IN CONSIDERATION OF

TEN and NO/100 DOLLARS, and other good and valuable consideration, to it in hand paid by the party or parties identified below as GRANTEE hereunder, by these presents does grant, bargain, and sell unto:

STONEWAY HOMES, INC.

called 'GRANTEE' whose mailing address is: 7649 S. Long Ave, Burbank  
IL 60859

all that certain real property situated in Cook County, Illinois and more particularly described as follows:

LOT 63 IN NATALIE SUBDIVISION UNIT NO. 2 BEING A SUBDIVISION OF  
SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 36  
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

Permanent Tax No.: 28-16-107-002-0000

Address of Property: 15355 Betty Ann Lane, Oak Forest, IL 60452

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances thereto in any wise belonging, unto the said GRANTEE, his heirs or successors and assigns forever, subject to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies, if any; (e) special taxes or assessments for improvements not yet completed, if any; (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, if any; (g) general real estate taxes; (h) building code violations and judicial proceedings relating thereto, if any; (i) existing zoning regulations; (j) encroachments if any, as may be disclosed by a plat of survey; (k) drainage ditches, drain tiles, feeders, laterals and underground pipes, if any; and (l) all mineral rights and easements in favor of mineral estate.

Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

19116-35

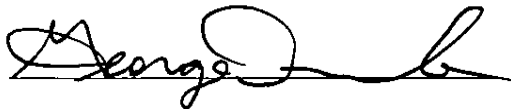
O'Connor Title  
Guaranty, Inc.

# FA-19-0111

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 11 day of April, 2019 in its name by George Dumler, authorized signor thereunto as authorized by the Managing Member.

DITECH FINANCIAL LLC

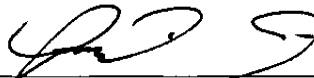
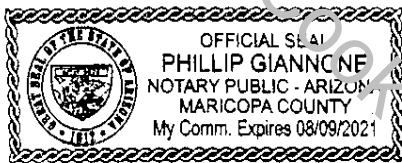


(AFFIX SEAL)

George Dumler

STATE OF Arizona  
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this 11 day of April, 2019 by George Dumler as authorized signor of DITECH FINANCIAL LLC.



NOTARY PUBLIC

MAIL TO:

OCONNOR TITLE SERVICES, INC.  
162 W. HUBBARD ST  
CHICAGO, IL 60654

Send subsequent tax bills to:

Stowaway Homes  
910 Art Walk  
7649 S Long Ave  
Burbank, IL 60459

This instrument prepared by:  
KENNETH D. SLOMKA  
SLOMKA LAW GROUP  
15255 S. 94<sup>th</sup> Avenue, Suite 602  
Orland Park, IL 60462

REAL ESTATE TRANSFER TAX



03 May-2019	
COUNTY:	72.50
ILLINOIS:	145.00
TOTAL:	217.50

28-16-107-002-0000 | 20190501664013 | 0-674-391-968

Permanent Tax No.: 28-16-107-002-0000

Address of Property: 15355 Betty Ann Lane, Oak Forest, IL 60452