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1915001187D

Doc# 1915001187 Fee \$93.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/30/2019 03:51 PM PG: 1 OF 4

Commitment Number# 180545832

This instrument prepared by: *Brian Segel*
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg IL 60173

After Recording Return To: **Liberty Title & Escrow Co.**
Platinum Realty Partners, Inc 275 West Natick Road
780 W Army Trail Road, Suite 260 Suite: 1000
Carol Stream, IL 60188 Warwick, RI 02886

Mail Tax Statements To: **Platinum Realty Partners, Inc.** 780 W Army Trail Road, Suite 260,
Carol Stream, IL 60188

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
10-23-305-034-0000

SPECIAL WARRANTY DEED

GUILD MORTGAGE COMPANY A CALIFORNIA CORPORATION, whose mailing address is 5898 Copley Drive, 4th Floor, San Diego, CA 92111, hereinafter grantor, for \$180,000.00 (One Hundred Eighty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Platinum Realty Partners, Inc** hereinafter grantee, whose tax mailing address is 780 W Army Trail Road, Suite 260, Carol Stream, IL 60188, the following real property:

THE SOUTH 1/2 OF LOT 3 IN SKOKIE MADISON STREET CENTRAL PARK AVENUE SUBDIVISION OF PART OF LOT 3 IN THE SUBDIVISION OF BLOCKS 2 AND 3 OF SUPERIOR COURT PARTITION OF THE EAST 1/2 OF THE SOUTHEAST

SWD Page 1 of 4 8308 Lawndale Ave., Skokie, IL 60076

S Y
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3 N
M Y
SC Y
E N
INT Dec

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1/4 OF SECTION 22 AND OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.



Property Address is: 8308 Lawndale Ave., Skokie, IL 60076

Seller 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 seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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.

Prior instrument reference: 1906716092

REAL ESTATE TRANSFER TAX		30-May-2019	
	COUNTY:	90.00	
	ILLINOIS:	180.00	
	TOTAL:	270.00	
10-23-305-034-0000		20190501679289	1-045-028-768

VILLAGE OF SKOKIE	
ECONOMIC DEVELOPMENT TAX	
PIN:	10 23 305 034 0000
ADDRESS:	8308 Lawndale
	\$ 540.00
11439	56219 SC

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Commitment Number# 180545832

Executed by the undersigned on May 14, 2009:

Guild Mortgage Company A California Corporation

By: C. Ulufanua

Name: Carla Ulufanua

Its: VP Default Management

Witness: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, by Carla Ulufanua its VP Default Management on behalf of **Guild Mortgage Company A California Corporation** who has produced _____ 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.

Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative

Please See Attached

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189



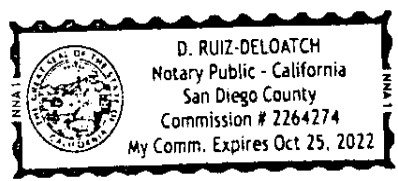
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of San Diego)
 On MAY 14 2019 before me, D. RUIZ-DELOATCH NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
 personally appeared CARLA ULUFANUA
Name(s) of Signer(s)

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 D. Ruiz-DeLoatch
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
 Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
 Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
 Signer Is Representing: _____

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