

# UNOFFICIAL COPY



\*1915506063D\*

Doc# 1915506063 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/04/2019 11:57 AM PG: 1 OF 6

Commitment Number: 180132758  
Seller's Loan Number: 4005023780

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

Mail Tax Statements To: LATASHA MARIE THOMAS: 3114 W 84TH PL, CHICAGO, IL  
60652

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**29-23-313-004-0000**

## SPECIAL/LIMITED WARRANTY DEED

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is P.O. Box 650043, Dallas, TX 75265-0043, hereinafter grantor, for \$115,500.00 (One Hundred Fifteen Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to LATASHA MARIE THOMAS, hereinafter grantee, whose tax mailing address is 3114 W 84TH PL, CHICAGO, IL 60652, the following real property:

Lot One Hundred Twenty (120) in Second Addition to Catalina, being a subdivision of part of the South West Quarter (1/4) of Section 23, Township 36 North, Range 14, East of the Third Principal Meridian, according to the plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on March 23, 1964, as Document Number 2141165.

Being the same property transferred in the Judicial Sale Deed recorded on 02/08/2018 as

S Y  
P 5-6  
S 4-1  
M N  
SC N  
E N  
INT Rv

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**Instrument No. 1803946204.**

**Property Address is: 947 E 169TH STREET, SOUTH HOLLAND, IL 60473**

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.

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.

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**Executed by the undersigned on May 31, 2018:**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**

By: ServiceLink LLC, its Attorney In Fact

By: \_\_\_\_\_

Name: Charles E. Hogue Jr.Title: ASSISTANT VICE PRESIDENT

A Power of Attorney relating to the above described property was recorded on 02/02/2018 at Document Number: Doc#1803318110.

STATE OF Pennsylvania  
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 31 day of May, 2018, by Charles E. Hogue Jr. AVP of ServiceLink LLC, as the Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown \_\_\_\_\_ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

Brandy Durr

NOTARY PUBLIC

My Commission Expires

My Commission Expires  
December 26, 2021

Commonwealth of Pennsylvania - Notary Seal Brandy Durr, Notary Public Beaver County My commission expires December 26, 2021 Commission number 1324392 Member, Pennsylvania Association of Notaries
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## REAL ESTATE TRANSFER TAX

04-Jun-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

29-23-313-004-0000

| 20190501690145 | 1-216-765-856

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**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

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

Date: 5/31/2019

Michael Walsh

Buyer, Seller or Representative

Property of Cook County Clerk's Office

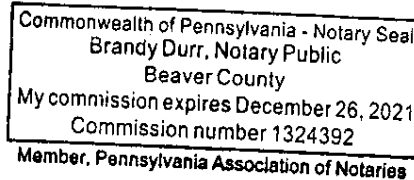
# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated MAY 31, 2018

*Charles E. Hogue Jr.*  
Signature of Grantor or Agent  
**Charles E. Hogue Jr.**



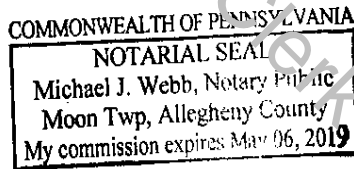
Subscribed and sworn to before  
Me by the said Charles E. Hogue Jr.  
this 31 day of MAY,  
2018.

NOTARY PUBLIC *Brandy Durr*

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date July 24, 2018

*Alyssa Bresnay*  
Signature of Grantee or Agent



Subscribed and sworn to before  
Me by the said Alyssa Bresnay  
This 24 day of July,  
2018.

NOTARY PUBLIC *Michael J. Webb*

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

# 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: **Fannie Mae**  
Mailing Address: **1471 Sibley, Calumet City Il 60409**  
Telephone No.: **708-891-5380**  
Attorney or Agent: **Dennis Brim**  
Telephone No.: **708-955-2746**  
Property Address: **947 East 169th St.**  
**South Holland, IL 60473**  
Property Index Number (PIN): **29-23-313-004-0060**  
Water Account Number: **0280182000**  
Date of Issuance: **5/23/2019**

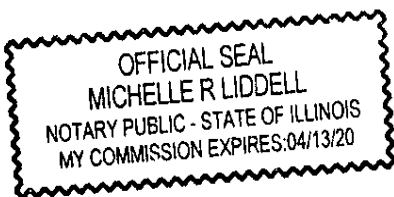
State of Illinois )  
County of Cook )

This instrument was acknowledged before  
me on May 23, 2019 by

Michelle R Liddell  
Michelle R Liddell  
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: Bret Scott  
Deputy Village Clerk or Representative



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