

UNOFFICIAL COPY

18WSS2525200P
Chicago Title 1472

Doc#: 1916113005 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/10/2019 09:33 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That GREEN TREE SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY NOW KNOWN AS DITECH FINANCIAL LLC, A DELAWARE LIMITED LIABILITY COMPANY

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:

Dec ID 20190501684319

ST/CO Stamp 2-034-876-320 ST Tax \$255.00 CO Tax \$127.50

City Stamp 0-230-178-720 City Tax: \$2,677.50

PARTNER AVERS LLC

called 'GRANTEE' whose mailing address is:

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

LOT 35 N ERNST STACK'S NORTH WEST ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 5 ACRES OF LOT 12 IN DAVLIN, KELLY AND CARROLLS SUBDIVISION IN SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 13-26-126-012-0000

Address of Property: 2831 N. Avers Avenue, Chicago, IL 60618

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; (l) all mineral rights and easements in favor of mineral estate; and (m) proceeding pending case 18M1402908 filed August 31, 2018 for Building Violation, Receiver And Demolition by the City of Chicago.

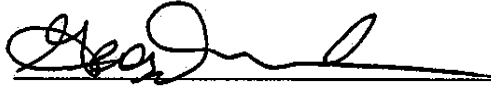
Loan # 2823003

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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.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 21 day of May, 2019 in its name by George Dumler, Assistant Vice President thereunto as authorized by the Managing Member.

GREEN TREE SERVICING LLC, A
DELAWARE LIMITED LIABILITY
COMPANY NOW KNOWN AS DITECH
FINANCIAL LLC, A DELAWARE
LIMITED LIABILITY COMPANY

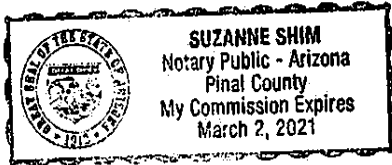


(AFFIX SEAL)

Assistant Vice President **George Dumler**

STATE OF ARIZONA
COUNTY OF MARICOPA


The foregoing instrument was acknowledged before me this 21 day of May, 2019 by George Dumler as Assistant Vice President of DITECH FINANCIAL LLC.


NOTARY PUBLIC

MAIL TO:
Partner Avers LLC
2831 N. Avers Ave
Chgo IL 60618

Send subsequent tax bills to:
Partner Avers LLC
2831 N. Avers Ave
Chgo IL 60618

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

REAL ESTATE TRANSFER TAX		03-Jun-2019
	CHICAGO:	1,912.50
	CTA:	765.00
	TOTAL:	2,677.50 *



13-26-126-012-0000 | 20190501684319 | 0-230-178-720

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

Permanent Tax No.: 13-26-126-012-0000

Address of Property: 2831 N. Avers Avenue, Chicago, IL 60618

Loan # 2823003

REAL ESTATE TRANSFER TAX		03-Jun-2019
	COUNTY:	127.50
	ILLINOIS:	255.00
	TOTAL:	382.50

13-26-126-012-0000 | 20190501684319 | 2-034-876-320