

UNOFFICIAL COPY

PREPARED BY:
Codilis & Associates, P.C.
Jennifer Moses, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

Doc#: 1917115005 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/20/2019 12:40 PM Pg: 1 of 2

Dec ID 20190601695484
ST/CO Stamp 0-429-117-536 ST Tax \$85.00 CO Tax \$42.50

MAIL TAX BILL TO:
Stingray Equities, LLC
8917 Wheeler Drive
Orland Park, IL 60462

MAIL RECORDED DEED TO:
Juan Arnold, Esq.
9501 W. 144th Place #205
Orland Park, IL 60462

180297351596

SPECIAL WARRANTY DEED

THE GRANTOR, MTG LO Investors, L.P., of 55 Bettie Place, Ste 110, Greenville, SC 29601, a corporation organized and existing under the laws of South Carolina, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE:

Stingray Equities, LLC,
of 8917 Wheeler Drive Orland Park, IL 60462,
all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 21 IN BLOCK 12 IN CALUMET CITY FIRST ADDITION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 29-12-212-010-0000
PROPERTY ADDRESS: 349 Yates Ave., Calumet City, IL 60409-

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable; any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, sewers and drain tile, pipe or other conduit and all other matters of record affecting the property.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

Attorney's Title Guaranty Fund, Inc.
Chicago, Illinois 60601
Chicago, Illinois 60601
Recording Department

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Special Warranty Deed - *Continued*

Dated this 5.30.19

*By: MTGLQ Investors, L.P.
NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as Attorney in Fact

STATE OF SC)
COUNTY OF GREENVILLE) SS.

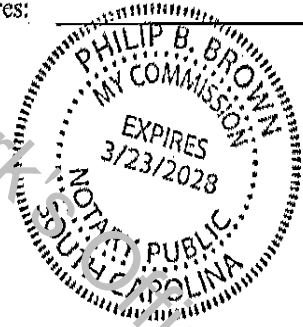
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Joel Fowler, MTGLQ Investors, L.P., by NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as Attorney in Fact, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 5.30.19

Notary Public
My commission expires: _____

Exempt under the provisions of paragraph _____
Section 4, of the Real Estate Transfer Act _____ Date

Agent.



REAL ESTATE TRANSFER TAX
54066 6-11-2019
Calumet City • City of Homes \$ 340⁰⁰

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