

UNOFFICIAL COPY

After recording return to:
SERVICELINK
1400 Cherrington Parkway
Moon Township, PA 15108
ServiceLink No.: 180351821



Doc# 1919245105 Fee \$88.00

Mail tax statements to:
The Secretary of Housing and Urban Development
C/O Information Systems and Network Corp.
Shepherd Mall Office Complex
2401 NW 23rd Street, Suite 1D
Oklahoma City, OK 73107-2420

RHSP FEE: \$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 07/11/2019 02:47 PM PG: 1 OF 4

This document prepared by:
Larry J. Spears, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 31 day of October 2018, by and between **Stearns Lending, LLC**, a mailing address of 4 Hutton Centre Dr., 10th Floor, Santa Ana, CA 92707, hereinafter referred to as Grantor and **The Secretary of Housing and Urban Development**, a mailing address of C/O Information Systems and Network Corp., Shepherd Mall Office Complex, 2401 NW 23rd St, Suite 1D, Oklahoma City, OK 73107-2420, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 7047 S Yale Avenue, Chicago, IL 60621

Parcel ID No.: 20-21-422-015-0000

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

AFFIX TRANSFER TAX STAMP
OR
"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

October 31, 2018
Date

Signature of Buyer, Seller or Representative

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2012

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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Executed this 31 day of October, 2018.

Stearns Lending, LLC By LoanCare, LLC, Its Attorney-in-Fact under a Limited Power of Attorney

By: *Keith T. Woodhouse*

Print Name: KEITH T. WOODHOUSE

Title: Assistant Secretary

STATE OF Virginia
CITY OF Virginia Beach

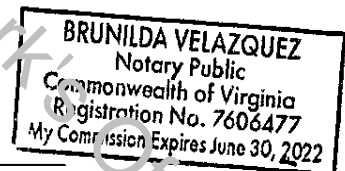
I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT KEITH T. WOODHOUSE as Assistant Secretary on behalf of LoanCare, LLC Attorney-in-Fact under a Limited Power of Attorney for Stearns Lending, LLC is/are personally known to me to be the same person(s) 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 31 day of Oct, 2018.

Brunilda Velazquez
Notary Public

Printed Name: BRUNILDA VELAZQUEZ

My commission expires: 6/30/20



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

REAL ESTATE TRANSFER TAX 11-Jul-2019

	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-21-422-015-0000 | 20190701627145 | 0-136-763-488

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

REAL ESTATE TRANSFER TAX 11-Jul-2019

	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-21-422-015-0000 | 20190701627145 | 1-275-967-584

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EXHIBIT A LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE CITY OF CHICAGO, COUNTY OF COOK, AND STATE OF ILLINOIS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

THE NORTH 1 FOOT OF LOT 7 AND THE SOUTH 24 FEET OF LOT 8 IN BLOCK 14 IN NORMAL SCHOOL SUBDIVISION OF THE WEST 1/2 OF SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS: 7047 S YALE AVENUE, CHICAGO, IL 60621

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/his knowledge, 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 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 July 2nd, 2019.

Stearns Lending, LLC by LoanCare, LLC
As Attorney-in-Fact under a Limited Power of Attorney

Signature: Matthew E. Webb Matthew E. Webb
Grantor, or Agent

Subscribed and sworn to before me by the said Agent

This 2, day of July, 2019.

Brandy Durr
Notary Public
My commission expires: 12/26/21

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

The Grantee or her/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 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 July 2nd, 2019

Signature: Matthew E. Webb Matthew E. Webb
Grantee, or Agent

Subscribed and sworn to before me by the said Agent

This 2, day of July, 2019.

Brandy Durr
Notary Public
My commission expires: 12/26/21

Commonwealth of Pennsylvania - Notary Seal
Brandy Durr, Notary Public
Beaver County
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Note: Any person who knowingly submits a false statement concerning the identity of a 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.)