

UNOFFICIAL COPY

FIDELITY NATIONAL TILE
CH19016196WC

Doc#: 1921913016 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/07/2019 09:46 AM Pg: 1 of 4

Dec ID 20190701640612
ST/CO Stamp 1-569-655-904 ST Tax \$77.50 CO Tax \$38.75
City Stamp 1-091-794-016 City Tax: \$813.75

Commitment Number: 27884IL

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, Send To:
Novare National Settlement Service
3180 Curlew Road, Suite 108
Oldsmar, FL 34677

Mail Tax Statements To: Franklin Associates, LLC, 21200 S Lagrange Avenue, Frankfort,
IL 60423

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
25-33-115-066-0000

SPECIAL/LIMITED WARRANTY DEED

WF Master REO, LLC., hereinafter grantor, c/o Statebridge Company, LLC, 5680 Greenwood Plaza Blvd, Suite 100S, Englewood, CO 80111, for \$77,100.00 (Seventy Seven Thousand One Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to Franklin Associates, LLC, hereinafter grantee, whose tax mailing address is 21200 S Lagrange Avenue, Frankfort, IL 60423, the following real property:

LOT 30 (EXCEPT THE SOUTH 8 FEET THEREOF) AND LOT 31 (EXCEPT THE NORTH 14 FEET THEREOF) IN BLOCK 10 IN NEW ROSELAND BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 33 NORTH OF THE INDIAN BOUNDARY LINE AND PART OF FRACTIONAL SECTION 28 AND SECTION 33 SOUTH OF INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 12927 South Parnell Avenue, Chicago, IL 60628

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Prior instrument reference: **1915555047**

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.

Executed by the undersigned on 18 June, 2019:

WF Master REO, LLC., by Statebridge Company, LLC, its Attorney in Fact

By: CRAIG ESKANOS

Its: REO SUPERVISOR

STATE OF Colorado
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me on 18 June, 2019 by Craig Eskanos its REO Supervisor on behalf of **Statebridge Company, LLC, Attorney in Fact For WF Master REO, LLC.,** who is personally known to me or 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

SUSHIMA BAGGA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164010355
MY COMMISSION EXPIRES MARCH 14, 2020

REAL ESTATE TRANSFER TAX		26-Jul-2019
	COUNTY:	38.75
	ILLINOIS:	77.50
	TOTAL:	116.25
25-33-115-066-0000 20190701640612 1-569-855-904		

REAL ESTATE TRANSFER TAX		26-Jul-2019
	CHICAGO:	581.25
	CTA:	232.50
	TOTAL:	813.75 *
25-33-115-066-0000 20190701640612 1-091-794-016		

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

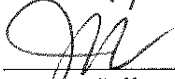
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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph N/A Section 31-45, Property Tax Code.

Date: 6/19/18



Buyer, Seller or Representative

John Jones

Property of Cook County Clerk's Office

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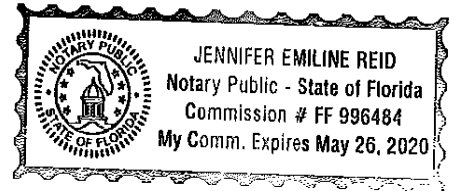
STATEMENT BY GRANTOR AND GRANTEE

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 June 19, 2019

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said John Jones
this 19 day of June,
2019.



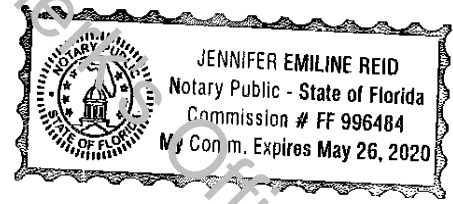
NOTARY PUBLIC [Signature]

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 June 19, 2019

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said John Jones
This 19 day of June,
2019.



NOTARY PUBLIC [Signature]

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.)