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1923941015D

SPECIAL WARRANTY DEED

(Corporation to LLC)

Doc# 1923941015 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/27/2019 12:00 PM PG: 1 OF 4

This Indenture made this

16th day of

July

20 19

Bank of America, N.A.

party of the first part (Grantor), and

South Cottage Grove, LLC

party of the second part (Grantee).

Grantee's Address: **3706 West 81st Place, Chicago, IL 60652**

WITNESSETH, that the said party of the first part, for an in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receive whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois, known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

subject to: taxes not yet due and payable, general restrictions, as they appear of record.

Permanent Real Estate Index No.: 19-35-115-058-0000

Property Address: 3706 West 81st Place, Chicago, IL 60652

Together with all the singular and hereditaments and appurtenances inhereunto belonging, or in anywise Appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successor, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

The 16th day of July, 2019

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Attorney in Fact _____, the day and year first above written.

S
P
S
M
SC
E
INT

COOK COUNTY RECORDER OF DEEDS
EDWARD H. MOODY
100 N. LAUREL ST. CHICAGO, IL 60602
TEL: 312.600.6000 FAX: 312.600.6001
WWW.COOKCOUNTYRECORDER.COM

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Bank of America, N.A.

By: Carrington Mortgage Services, LLC
It's Authorized Signatory

Brian Cox
Manager, Foreclosure Operations

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that

_____ personally appeared before me and acknowledged himself/herself
_____ of _____ and is the same person whose name is
the foregoing instrument, appeared before me this day in person and severally acknowledged that as
such they signed and delivered the said instrument as pursuant to authority given by the Board of Directors
of said _____

Given under my hand and official seal
this _____

_____ day of July _____, 20 19 _____

IMPRESS SEAL HERE


My Commission expires _____
SEE ATTACHED
Notary Public

This Instrument Was Prepared By:

Justin Berggren
1338 West Madison Street
Chicago, Illinois 60607



MAIL TO: _____

SEND TAX BILLS TO: _____

REAL ESTATE TRANSFER TAX		22-Aug-2019
	CHICAGO:	761.25
	CTA:	304.50
	TOTAL:	1,065.75 *

19-35-115-058-0000 | 20190801667129 | 1-279-349-344

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

REAL ESTATE TRANSFER TAX		23-Aug-2019
	COUNTY:	50.75
	ILLINOIS:	101.50
	TOTAL:	152.25

19-35-115-058-0000 | 20190801667129 | 1-207-349-856

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EXHIBIT A

LOT 45 (EXCEPT THE WEST 16 2/3 FEET THEREOF) AND ALL OF LOT 46 IN BLOCK 2 IN CLARKDALE, BEING A SUBDIVISION BY GEORGE T. POTTER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 3706 WEST 81ST PLACE, CHICAGO, IL 60652

PIN: 19-35-115-058-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

State of California

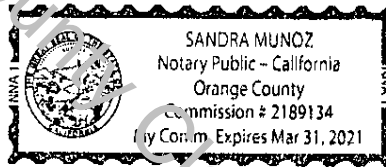
County of Orange

On July 16, 2019, before me, Sandra Munoz, Notary Public, personally appeared, Brian Cox, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Sandra Munoz* (Seal)
Sandra Munoz



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

DEED
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____
4-316596
(Additional information)

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document is long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signor). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ - is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document