

# UNOFFICIAL COPY

After recording return to:  
SERVICELINK  
1400 Cherrington Parkway  
Moon Township, PA 15108  
ServiceLink No.: 180518678



Doc# 1924213050 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: 08/30/2019 12:32 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 1 day of April, 2019, 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: 7316 W 62nd Place, Summit, IL 60501

Parcel ID No.: 18-13-425-023-0000 & 18-13-425-022-0000

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

8/29/19

Date

Signature of Buyer, Seller or Representative

### REAL ESTATE TRANSFER TAX

30-Aug-2019



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

18-13-425-023-0000

| 20190801677019 | 1-794-708-064

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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 1 day of April, 2019.

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

*\* Power of Attorney recorded 7/5/2019 as Instrument No. 1918622185*

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 City, 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 1st day of April, 2019.

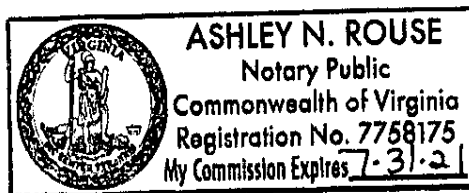
*Ashley N. Rouse*

Notary Public

Printed Name: **ASHLEY N. ROUSE**

My commission expires: 7.31.21

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.



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## EXHIBIT A LEGAL DESCRIPTION

The following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

PARCEL 1: LOT TWO-HUNDRED TWENTY-FOUR (224) IN FREDERICK H. BARTLETT'S ARGO PARK SUBDIVISION IN THE EAST ONE-HALF (E 1/2) OF THE SOUTH EAST ONE-QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: LOT 225 IN FREDERICK H. BARTLETTS ARGO PARK SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 18-13-425-023-0000 & 18-13-425-022-0000

PROPERTY COMMONLY KNOWN AS: 7316 W 62ND PLACE, SUMMIT, IL 60501

Property of Cook County Clerk's Office

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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 April 1, 20, 20 19.

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

Signature: [Signature]  
Grantor, or Agent

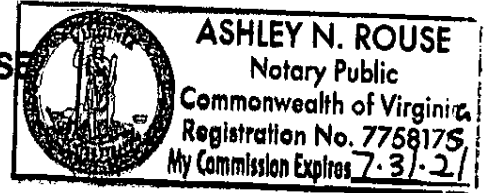
**KEITH T. WOODHOUSE**  
Assistant Secretary

Subscribed and sworn to before me by the said Assistant Secretary

This 1st, day of April, 20 19.

Ashley N. Rouse  
Notary Public  
My commission expires: 7.31.21

**ASHLEY N. ROUSE**



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.

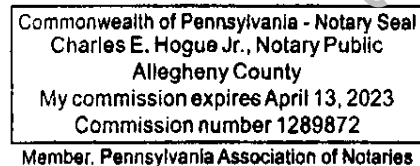
Dated August 23, 20 19

Signature: [Signature] Matthew E Webb  
Grantee, or Agent

Subscribed and sworn to before me by the said AGENT

This 23, day of AUGUST, 20 19.

[Signature]  
Notary Public  
My commission expires: April 13, 2023



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.)