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Doc# 1926822115 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/25/2019 11:54 AM PG: 1 OF 3

Commitment Number # 190672425 Loan# 416077485

This instrument prepared by Segel Law Group, Inc. 1827 Walden Office Square, Suite 450 Schaumburg IL 60173

After Recording Return To: B. Woodstone Equities, LLC 104 Millers Crossing Itasca, IL 60143

Mail Tax Statements To: B. Woodstone Equities, LLC; 104 Millers Crossing, Itasca, IL 60143

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 18-01-116-012-0000

SPECIAL WARRANTY DEED

Fifth Third Bank as Successor by Merger to Fifth Third Mortgage Company whose mailing address is 5001 Kingsley Drive, Cincinnati, OH 45227, hereinafter grantor, for \$107,000.00 (One Hundred Seven Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to B. Woodstone Equities, LLC, hereinafter grantee, whose tax mailing address is 104 Millers Crossing, Itasca, IL 60143, the following real property:

LOT 58 IN THIRD RIVERSIDE ADDITION BEING A SUBDIVISION OF THE EAST 1078.1 FEET (EXCEPT THE EAST 231 FEET THEREOF) OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Commitment Number# 190672425

Property Address is: 4142 Maple Avenue, Lyons, IL 60534

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 grantoe forever.

Prior instrument reference: 1701929120

53.50
07.00
60.50

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Commitment Number# 190672425

Executed by the undersigned on	ber 9,2019
Fifth Third Bank as Successor by Merger	to Fifth Third Mortgage Company
By: Janet Juil	
Name: Janet Smith Assistant Vice President	THIRD BANK
Its:	CORPORATE E
Witness:	SEAL /
Witness: Biandy Frence Office	SEAL SEAL
STATE OF OHIO	
COUNTY OF HAMILTON	
The foregoing instrument was acknowledge Toret Smith its Assist	d before me on <u>September 9, 2019</u> by Nie Pier der fon behalf of Fifth Third
Bank as Successor by Merger to Fifth	Third Mortgage Company, who has produced furthermore, the aforementioned person has
acknowledged that his/her signature was his/	her free and coluntary act for the purposes set forth
in this instrument.	Cha
	Notary Public
MUNICIPAL TRANSFER STAMP (If Required)	COUNTY/ILLINOIS TRANSFER STAMP (If Required)
EXEMPT under provisions of Paragraph	Section 31-45, Property Tax Code.
Date:	AY PUA
Duran Sallan on Domingontative	TINA JOHNSON
Buyer, Seller or Representative	Notary Public, State of Ohio My Commission Expires My Commission Expires
	April 23, 2022