

# UNOFFICIAL COPY

Doc#: 1927446091 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/01/2019 09:47 AM Pg: 1 of 5

Dec ID 20190901696312  
ST/CO Stamp 0-266-684-000 ST Tax \$162.00 CO Tax \$81.00  
City Stamp 1-151-056-480 City Tax: \$1,701.00

AP 10/3  
CT 190919726NR

This Document Prepared By:

Segel Law Group, Inc.
1827 Walden Office Square
Suite 450
Schaumburg IL 60173

After Recording Return To:

FFB 807, LLC
2949 Jerome Street
Chicago, IL 60645

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 17 day of September, 2019, between **PHH MORTGAGE CORPORATION**, whose mailing address is **1 MORTGAGE WAY, MOUNT LAUREL, NJ 08054**, hereinafter ("Grantor"), and **FFB 807, LLC, OTHER**, whose mailing address is **2949 Jerome Street, Chicago, IL 60645**, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as **3121 W. Arthur Ave., Chicago, IL 60645**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 DEFEND, subject to all matters set forth on Exhibit B.

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Grantor 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 Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

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.

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Executed by the undersigned on 9/17, 2019:

GRANTOR:  
PHH MORTGAGE CORPORATION

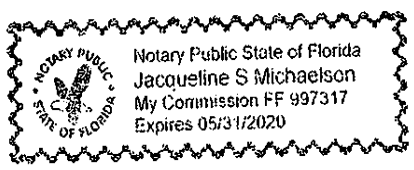
By: [Signature]  
Name: Aaron Friedlander  
Title: Contract Management Coordinator

STATE OF Florida )  
COUNTY OF Palm Beach ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Aaron Friedlander, personally known to me to be the Contract Management Coordinator of PHH Mortgage Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Aaron Friedlander [HE] [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of September, 2019

Commission expires 5, 2020  
Notary Public [Signature]  
Jacqueline S. Michaelson



SEND SUBSEQUENT TAX BILLS TO:  
FFB 807, LLC; 2949 Jerome Street, Chicago, IL 60645

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**Exhibit A**  
Legal Description

**THE EAST 21 1/2 FEET OF THE WEST 55.83 FEET OF LOT 39, THE EAST 21 1/2 FEET OF THE WEST 55.83 FEET OF LOT 40, THE EAST 21 1/2 FEET OF THE WEST 55.83 FEET OF LOT 41 (EXCEPT THE SOUTH 10 FEET THEREOF) IN REINBERG'S NORTH CHANNEL SUBDIVISION IN THE SOUTHWEST 1/4 OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN COOK COUNTY, ILLINOIS.**

Permanent Real Estate Index Number: **10-36-321-060-0000 & 10-36-321-065-0000**

Property of Cook County Clerk's Office

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## Exhibit B Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.