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Doc# 1930217047 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/29/2019 10:30 AM PG: 1 OF 3

SPECIAL WARRANTY DEED

6709 South Peoria Street, Chicago, Illinois 60621
Parcel ID #20-20-406-003-0000

SELECTIVE REAL ESTATE ACQUISITIONS, INC., an Illinois corporation, of 77 West Washington Street, Suite 705, Chicago, Illinois 60602 (the "Grantor"), for an in consideration of the sum of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, and pursuant to the authority given by said corporation CONVEYS and WARRANTS to FTF REO, LLC, a Delaware limited liability company, of 10 East 23rd Street, New York, New York 10010 (the "Grantee"), all interest in the following described real property situated in the County of Cook, State of Illinois, to wit:

THE NORTH 23 FEET 8 INCHES OF LOT 89 AND THE SOUTH 2 FEET 8 INCHES OF LOT 90 IN BLOCK 1 IN BENEDICT'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 6709 South Peoria Street, Chicago, Illinois 60621
Parcel ID: 20-20-406-003-0000

The Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 6th day of August, 2019.

GRANTOR:
SELECTIVE REAL ESTATE ACQUISITIONS, INC.,
an Illinois corporation

Steeve Raymond
By: Steeve Raymond
Its: President

19103800 1/1
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

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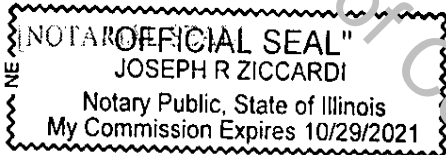
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ACKNOWLEDGEMENT


STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

Before me, a Notary Public in and for said State, personally appeared the Grantor, Selective Real Estate Acquisitions, Inc., an Illinois corporation, by and through its President, Steeve Raymond, who proved to me through satisfactory evidence of identification, which was [check one]: ___ photo identification; ___ credible witness; or personal knowledge, to be the Grantor whose name is signed on this Instrument, who acknowledged to me that the Grantor signed this Instrument as the Grantor's free and voluntary act(s) and deed(s) for the use(s) and purpose(s) mentioned therein, and who on oath stated that Steeve Raymond, President, is authorized to execute this Instrument and in fact executed this Instrument on behalf of the Grantor.

In testimony whereof, I have hereunto set my hand and official seal in Chicago, Illinois on this 6th day of August, 2019.



[Signature]
Notary Public
State of Illinois

REAL ESTATE TRANSFER TAX		28-Oct-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-20-406-003-0000 | 20191001621690 | 1-817-526-624

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

DEED WAS PREPARED BY AND PLEASE RETURN TO:

Michael J. Palumbo, Esquire
Gingo Palumbo Law Group LLC
4700 Rockside Road, Suite 440
Independence, Ohio 44131
(216) 503-9512



ADDRESS OF GRANTEE / TAX BILLS:

FTF REO, LLC
10 East 23rd Street, Floor 5
New York, New York 10010

THIS DEED IS EXEMPT UNDER THE ILLINOIS REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31-45(l).

[Signature: Michael J. Palumbo]

By: Michael J. Palumbo
Its: Authorized Representative and Signatory

REAL ESTATE TRANSFER TAX		28-Oct-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-20-406-003-0000 | 20191001621690 | 0-052-543-840

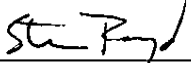
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STATEMENT BY GRANTOR AND GRANTEE


The Grantor or the Grantor's agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed 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.

GRANTOR:
SELECTIVE REAL ESTATE ACQUISITIONS, INC.
an Illinois corporation

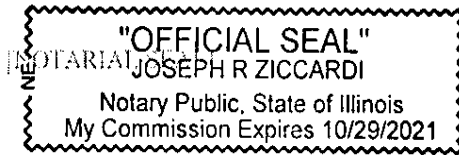
Dated: August 6th, 2019


By: Steeve Raymond
Its: President

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)


Notary Public


Subscribed and sworn to before me by Steeve Raymond,
President of Selective Real Estate Acquisitions, Inc., on
August 6th, 2019.



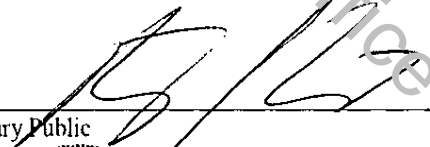
The Grantee or the Grantee's agent affirms and verifies that the name of the Grantee shown on the Deed is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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.

GRANTEE:
FTF REO, LLC
a Delaware limited liability company

Dated: August 9, 2019


By: Michael J. Palumbo
Its: Authorized Representative and Signatory

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)


Notary Public

Subscribed and sworn to before me by Michael J.
Palumbo, Authorized Representative and Signatory of
FTF REO, LLC, a Delaware limited liability company,
on August 9, 2019.



Attorney Anthony J. Gingo
Resident Cuyahoga County
Notary Public, State of Ohio
My Commission Has No Expiration Date
Sec 147.03 RC

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.