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PREPARED BY:
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Jennifer Moses, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

Doc#: 1930846298 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/04/2019 01:04 PM Pg: 1 of 2

MAIL TAX BILL TO:

7 Eagles Capital LLC
426 W. Lantana
Lantana FL 33462

MAIL RECORDED DEED TO:

Dena Chamus Fritz
4904 Badger Rd
W Palm Beach FL
33417

190297359130

Dec ID 20191001625722
ST/CO Stamp 0-817-316-192 ST Tax \$40.00 CO Tax \$20.00
City Stamp 1-020-911-968 City Tax: \$420.00

SPECIAL WARRANTY DEED

THE GRANTOR, NPF EBO LREO LLC, of 55 Beattie Place, Ste 110, Greenville, SC 29601-, a corporation organized and existing under the laws of South Carolina, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) 7 Eagles Capital LLC of 426 W. Lantana Road Lantana , FL 33462-1726, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 10 IN BLOCK 14 IN WALTER S. HAINES SUBDIVISION OF BLOCKS 2 AND 14 IN THE CIRCUIT COURT PARTITION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 21-31-209-031-0000
PROPERTY ADDRESS: 8022 S. Escanaba Avenue, Chicago, IL 60617

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

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Special Warranty Deed - *Continued*

Dated this 10/11/19

NPF EBO I REO LLC

By: [Signature]
NewRez LLC f/k/a New Penn Financial, LLC d/b/a
Shellpoint Mortgage Servicing as Attorney in Fact

STATE OF SC)
COUNTY OF Greenville) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Joel Fowler, NPF EBO I REO LLC by NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as Attorney in Fact 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 the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this October 11, 2019

[Signature]
Notary Public
My commission expires: 6/27/2025

Exempt under the provisions of paragraph _____
Section 4, of the Real Estate Transfer Act _____ Date _____
Agent.

