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Doc#: 1931717083 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/13/2019 11:19 AM Pg: 1 of 5

Dec ID 20191101637039
ST/CO Stamp 0-352-399-712 ST Tax \$34.50 CO Tax \$17.25

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

MDW Properties Group LLC
1776 S Naperville Rd
Wheaton, IL 60189

FIDELITY NATIONAL TITLE 5/21/2019 6:15

SPECIAL WARRANTY DEED

THIS INDENTURE made this 3 day of October 2019, between **Lakeview Loan Servicing, LLC** hereinafter ("Grantor"), and, **MDW Properties Group LLC**, whose mailing address **1776 S Naperville Rd, Wheaton, IL 60189**, hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum **Thirty Four Thousand One Dollars and 00/100 (\$34,001.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, GRANT, BARGAIN AND SELL unto the Grantees FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as **16744 Shea Ave, Hazel Crest, IL 60429**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his 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 October 3, 2019:

GRANTOR:

Lakeview Loan Servicing, LLC by M&T Bank as Attorney in Fact

By: Kimberly Dutches
Name: Kimberly Dutches
Title: Banking Officer

STATE OF New York
COUNTY OF Erie

The foregoing instrument was acknowledged before me on Oct 3, 2019 by Kimberly Dutches its Banking Officer on behalf of M&T Bank as attorney-in-fact for Lakeview Loan Servicing, LLC, who is known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Given under my hand and official seal, this 3 day of OCT, 2019.

Commission expires 1/21, 2023
Notary Public

Connie M Wansart
Notary

CONNIE M WANSART
Notary Public - State of New York
No. 01WAS0719(1)
Qualified in Erie County
My Commission Expires Jan. 21, 2023

SEND SUBSEQUENT TAX BILLS TO:
MDW Properties Group LLC
1776 S Naperville Rd
Wheaton, IL 60189

REAL ESTATE TRANSFER TAX		08-Nov-2019
	COUNTY:	17.25
	ILLINOIS:	34.50
	TOTAL:	51.75
29-30-106-026-0000 20191101637039 0-352-399-712		

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Exhibit A
Legal Description

LOT 28 IN BLOCK 2 IN HAZEL CREST PARK, A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 29-30-106-026-0000

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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.