

UNOFFICIAL COPY

Doc# 1933155167 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/27/2019 10:57 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

(Corporation to Individual)

Dec ID 20191101643521
ST/CO Stamp 1-129-738-592 ST Tax \$21.00 CO Tax \$10.50

This Indenture made this
7 day of
November,
2019

DITECH FINANCIAL LLC

party of the first part, and

323 Flips LLC

party of the second part.

Grantee's Address: **323 Miami Street, Park Forest, IL 60466**

WITNESSETH, that the said party of the first part, for an in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

subject to: taxes not yet due and payable, general restrictions as they appear of record.

Permanent Real Estate Index No.: 31-35-208-019-0000

Property Address: 312 Blackhawk Dr., Park Forest, IL 60466

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise Appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successor, does covenant, promise and agree, to and with said party of the second part, their 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 FOREVER DEFEND**.

The 7 day of November, 2019.

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its
AVP, the day and year first above written.

NOV 27 2019
COOK COUNTY
RECORDERS OFFICE
105dols00cts

FIDELITY NATIONAL
TITLE INSURANCE

OC19026961

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DITECH FINANCIAL LLC

BY: _____

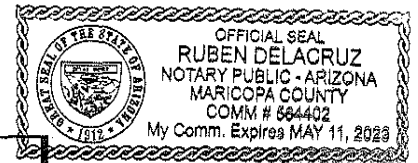
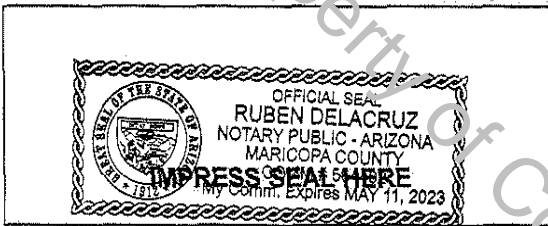
Cole Walker, AVP

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Cole Walker, personally appeared before me and acknowledged himself/herself as the AVP of DITECH FINANCIAL LLC and is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as pursuant to authority given by the Board of Directors of said corporation, 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 7 day of November, 2019.

My Commission expires on 5-1-23

Notary Public



This Instrument Was Prepared By:

Gary K. Davidson
13963 S. Bell Road
Homer Glen, IL 60491

Castle Law, 13963 S. Bell Road, Homer Glen, IL

MAIL TO: 60491

SEND TAX BILLS TO: 323 Miami St, Park Forest, IL 60446

REAL ESTATE TRANSFER TAX

13-Nov-2019



COUNTY:	10.50
ILLINOIS:	21.00
TOTAL:	31.50

31-35-208-019-0000

| 20191101643521 | 1-129-738-592

Property of Cook County Clerk's Office

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EXHIBIT "A"

LOT 33 IN BLOCK 90 IN THE VILLAGE OF PARK FOREST AREA NUMBER 4, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 35 AND THE WEST 1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office