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Doc# 1935213040 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/18/2019 11:41 AM PG: 1 OF 2

SPECIAL WARRANTY DEED

PREPARED BY:

LARRY A. WHITNEY, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
2805 CROW VALLEY TRAIL
PLANO, TX 75023

THIS INDENTURE, made on 21 day of NOV, 2019, by and between **1900 CAPITAL TRUST II**, duly authorized to transact business in the STATE of Illinois, party of the first part, and **RICHARD CHLEBEK AND STANISLAW GAVELDA, AS TENANTS IN COMMON**, party of the second part, WITNESSETH, that the party of the first part for and in consideration of the sum of One hundred and twenty thousand and 00/100 Dollars **\$120,000.00** in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of said corporation, by these presents does REMISE, RELEASE, ALIENATE and CONVEY unto the party of the second part, and it's assigns, FOREVER, all the following described real estate, situated in the county of COOK, and State of Illinois known and described as follows, to wit:

LOT 107 IN SECOND ADDITION TO CREST LINE HIGHLANDS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID 19-34-207-023-0000

THIS BEING THE SAME PROPERTY CONVEYED TO 1900 CAPITAL TRUST II FROM THE JUDICIAL SALES CORPORATION IN A DEED DATED MARCH 12, 2019 AND RECORDED APRIL 9, 2019 AS INSTRUMENT NO. 1909945054.

Property Address: 4301 W 81ST STREET, CHICAGO, IL 60652

SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS; CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND

S 1/2
P 2
S 1
M 1
SC 1/2
E 1/2
R

REAL ESTATE TRANSFER TAX		18-Dec-2019
	CHICAGO:	900.00
	CTA:	360.00
	TOTAL:	1,260.00 *

19-34-207-023-0000 | 20191101649546 | 0-601-503-072

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

REAL ESTATE TRANSFER TAX		18-Dec-2019
	COUNTY:	60.00
	ILLINOIS:	120.00
	TOTAL:	180.00

19-34-207-023-0000 | 20191101649546 | 1-611-027-808

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ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS AND DRAIN TILE, PIPE OR OTHER CONDUIT AND ALL OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the 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 party of the second part and its assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part and its 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 as to matters of title.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Agent, the day and year first above written.

1900 CAPITAL TRUST II BY NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, AS ATTORNEY IN FACT

POA Recorded
6/19/19

1917044163

BY:

JASON YATES VP

ITS:

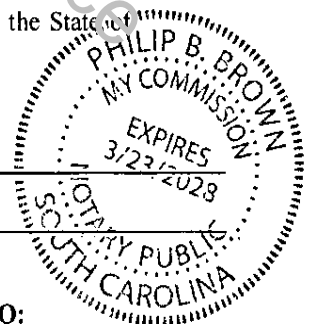
STATE OF SC

COUNTY OF GREENVILLE) SS

On this date, before me personally appeared JASON YATES VP, before me known to be the person who executed the foregoing instrument on behalf of NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, as attorney in fact for 1900 CAPITAL TRUST II as its VP, and acknowledged that he/she executed the same as his/her free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of SC aforesaid, this 21 day of NOV, 20 19.

Notary Public
My term Expires: _____



MAIL TO:
SOLIDIFI
88 SILVA LANE STE 210
MIDDLETOWN, RI 02842

SEND SUBSEQUENT TAX BILLS TO:
RICHARD CHLEBEK AND STANISLAW GAWELDA
8945 MAPLE
HICKORY HILLS, IL 60457