

UNOFFICIAL COPY

Doc#: 2001017024 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/10/2020 10:00 AM Pg: 1 of 2

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
100 GSK Drive Suite 210
Coraopolis, PA 15108
File No. 1280052223

Dec ID 20200101684200
ST/CO Stamp 0-118-148-448 ST Tax \$91.50 CO Tax \$45.75
City Stamp 0-472-737-120 City Tax: \$960.75

MAIL TAX STATEMENTS TO:
Honeybadgers Holding LLC
8416 Mystic Night Ave
Las Vegas, NV 89143

THIS DOCUMENT PREPARED BY:
Larry J. Spears, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 16-14-328-037-0000

FIRST AMERICAN TITLE SPECIAL WARRANTY DEED FILE # 3007402

THIS DEED made and entered into on this 30 day of December, 2019 by and between **Federal Home Loan Mortgage Corporation**, whose address is 5003 Plano Pkwy, Carrollton, TX 75010 hereinafter referred to as Grantor(s) and **Honeybadgers Holding LLC**, whose address is 8416 Mystic Night Ave, Las Vegas, NV 89143, hereinafter referred to as Grantee(s). \$

WITNESSETH: That the said Grantor, for and in consideration of the sum of NINETY-ONE THOUSAND SEVEN AND 00/100 (\$91,007.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Cook County, Illinois:

LOT 30 IN GIVENS AND GILBERT'S SUBDIVISION OF THE SOUTH 15 ACRES OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 16-14-328-037-0000

PROPERTY COMMONLY KNOWN AS: 3613 West Grenshaw St. ~~Unit 1~~, Chicago, IL 60624

Prior instrument reference: Document Number 1921255106, Recorded: 07/31/2019

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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~~"Exempt under provisions of Paragraph B"
Section 31-45; Real Estate Transfer Tax Act~~

~~December 30, 2019
Date~~

~~Melissa Susaneck
Signature of Buyer, Seller or Representative~~

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 30 day of December, 2019

Federal Home Loan Mortgage Corporation by Radian Settlement Services Inc., as Attorney-in-Fact

BY: Melissa Susaneck
NAME: Melissa Susaneck
TITLE: Closing Coordinator

STATE OF PA
COUNTY OF Allegheny

I, the undersigned, a Notary Public in and of said County, in the State afor said, DO HEREBY CERTIFY THAT Melissa Susaneck as POA on behalf of Radian Settlement Services Inc., as Attorney-in-Fact for Federal Home Loan Mortgage Corporation is/are 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 30th day of December, 2019.

Katie Peterson
Notary Public
My commission expires: 7-18-21

Commonwealth of Pennsylvania
Notarial Seal
KATIE PETERSON - Notary Public
ALLEGHENY TWP, ALLEGHENY COUNTY
My Commission Expires Jul 18, 2021

No title exam performed by the preparer. Legal description and party's names provided by the party.