

UNOFFICIAL COPY

Mail Tax Statements To:

Liliya Sokhan
2712 Deering Bay Dr
Naperville, IL 60564

This Instrument Prepared by

Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Return To:

Liliya Sokhan
2712 Deering Bay Dr
Naperville, IL 60564

File: 101-10171743



Doc# 2001522098 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/15/2020 01:59 PM PG: 1 OF 2

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED executed this 4th day of December, 2019, by and between LAKEVIEW LOAN SERVICING, LLC, whose mailing address is 5151 Corporate Dr, Troy, MI 48085, hereinafter called GRANTOR, grants to LILIYA SOKHAN, whose address is 2712 Deering Bay Dr, Naperville, IL 60564, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$55,500.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wit:

THE NORTH 20 FEET OF LOT 24 AND LOT 25 (EXCEPT THE NORTH 10 FEET THEREOF) IN BLOCK 5 IN BERENICE VILLAGE BEING A SUBDIVISION OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 20 TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 30-30-221-038-0000

Property Address: 17333 Chicago Avenue, Lansing, IL 60438

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

REAL ESTATE TRANSFER TAX

15-Jan-2020



COUNTY: 27.75
ILLINOIS: 55.50
TOTAL: 83.25

30-30-221-038-0000

| 20191201682049 | 0-224-593-248

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To have and to hold, the same in fee simple forever.

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, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

LAKEVIEW LOAN SERVICING, LLC by Flagstar Bank,
FSB, as Attorney-in-Fact

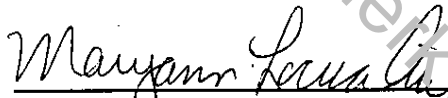
By: 

Name/Title: Rebecca Marcetic **Vice President**

STATE OF Michigan

COUNTY OF Oakland

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rebecca Marcetic, personally known to me to be the **Vice President** of Flagstar Bank, FSB, as Attorney-in-Fact for LAKEVIEW LOAN SERVICING, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that he/she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by said corporation, as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Notary Public

My commission expires:

MARYANN LUCICCHIO
Notary Public - State of Michigan
County of Oakland

My Commission Expires August 15, 2023

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.