

# UNOFFICIAL COPY

Doc#: 2002808072 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/28/2020 10:34 AM Pg: 1 of 6

Dec ID 20200101682930  
ST/CO Stamp 0-453-333-856 ST Tax \$165.50 CO Tax \$82.75

This Document Prepared By:

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

After Recording Return To:

PMR Investment Trust
13960 W Meath Dr
Homer Glen, IL 60491

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## SPECIAL WARRANTY DEED

THIS INDENTURE made this 3rd day of December, 2019, between **Lakeview Loan Servicing, LLC** hereinafter ("Grantor"), and, **PMR Investment Trust**, whose mailing address **13960 W Meath Dr, Homer Glen, IL 60491**, hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum **One Hundred Sixty Five Thousand Five Hundred Dollars and 00/100 (\$165,500.00)**, 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 **9116 Sproat Ave, Oak Lawn, IL 60453**.

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.

Village of Oak Lawn Real Estate Transfer Tax  
 \$500 04155

Village of Oak Lawn Real Estate Transfer Tax  
 \$300 04201

Village of Oak Lawn Real Estate Transfer Tax  
 \$25 04077

Village of Oak Lawn Real Estate Transfer Tax  
 \$5 01776

REAL ESTATE TRANSFER TAX		24-Jan-2020	
		COUNTY:	82.75
		ILLINOIS:	165.50
		<b>TOTAL:</b>	<b>248.25</b>
24-04-402-033-0000		20200101682930   0-453-333-856	

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Executed by the undersigned on December 3<sup>rd</sup>, 2019:

GRANTOR:

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

By: MaryAnn Niedzwiedz  
Name: MaryAnn Niedzwiedz  
Title: Banking Officer

STATE OF New York  
COUNTY OF Erie

The foregoing instrument was acknowledged before me on December 3, 2019 by MaryAnn Niedzwiedz 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 personally known 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 December, 2019.

Commission expires September 12, 2020  
Notary Public

Kimberly Dutchess  
Notary

KIMBERLY DUTCHESS  
NOTARY PUBLIC STATE OF NEW YORK  
N. Y. N. G. A. R. A.  
LIC. #01116347858  
COMM. EXP. 09/12/2020

SEND SUBSEQUENT TAX BILLS TO:  
PMR Investment Trust  
13960 W Meath Dr  
Homer Glen, IL 60491

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**Exhibit A**  
Legal Description

LOT 21 AND THE EAST HALF OF THE VACATED ALLEY LYING WEST OF AND ADJOINING LOT 21 IN BLOCK 3 IN AIRPORT SUBDIVISION UNIT NO. 1, IN THE NORTHWEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 24-04-402-033-0000

Property of Cook County Clerk's Office

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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.

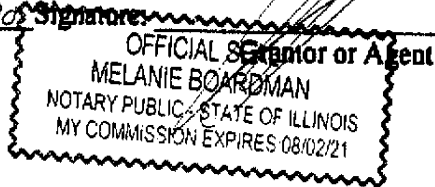
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 1/9, 2020 Signature: \_\_\_\_\_

Subscribed and sworn to before  
Me by the said Melanie Boardman  
this 9<sup>th</sup> day of January,  
2020.



NOTARY PUBLIC \_\_\_\_\_

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 1/9, 2020 Sign (type): \_\_\_\_\_

Subscribed and sworn to before  
Me by the said MELANIE BOARDMAN  
This 9<sup>th</sup> day of JANUARY,  
2020.



NOTARY PUBLIC \_\_\_\_\_

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)