

1/16 **UNOFFICIAL COPY**

20ST00009PK

**SPECIAL WARRANTY  
DEED  
(LLC to INDIVIDUAL)  
(Illinois)**

Doc#. 2003733051 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 02/06/2020 10:16 AM Pg: 1 of 3

Dec ID 20200101696725

ST/CO Stamp 1-034-826-592 ST Tax \$85.00 CO Tax \$42.50

THIS AGREEMENT, made this 1 day of JANUARY 2020, between **BANTAM FUNDING REO, LLC** whose address is c/o Planet Home Lending, LLC, 321 Research Parkway, Suite 303, Meriden, CT 06450 a party of the first part, and **SURAJYA BAIG** whose address is

\_\_\_\_\_ party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars and other good and valuable consideration the receipt of

which is hereby acknowledged 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 party of the second part, and to his/her/their heirs and 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 17 IN MATTESON I.C. ESTATES, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PERMANENT TAX NO. 31-26-212-027-0000**

Address(es) of real estate: 3423 W. 218th Place, Matteson, IL 60443

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and 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, his/her/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 DEFEND subject to:

- (i) general real estate taxes not yet due and payable;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) applicable zoning and building laws and ordinances;
- (iv)

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covenants, conditions, restrictions, easements and building lines of record; (v) party wall rights and agreements, if any; (vi) encroachments; (vii) Intentionally deleted; (viii) the Municipal Code of the City of MATTESON (ix) public and utility easements of record; (x) private easements of record; (xi) leases, licenses, operating agreements, and other agreements affecting the property; (xii) limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; (xiii) installments due after closing for assessments levied pursuant to the Declaration, if applicable; (xiv) liens and matters of title over which the title insurance company is willing to insure; and (xv) acts done or suffered by grantee.

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 authorized signatories, the day and year first above written.

**BANTAM FUNDING REO, LLC**

By Planet Home Lending, LLC, its attorney in fact

By: *Janeva Woods*

Office of Cook County Clerk's Office

