

UNOFFICIAL COPY

Doc#: 2005615031 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/25/2020 10:39 AM Pg: 1 of 2

Dec ID 20200201620686
ST/CO Stamp 1-059-884-896 ST Tax \$255.00 CO Tax \$127.50

SPECIAL WARRANTY DEED

(Illinois) 815 N East Ave LLC

Mail to: ~~Matthew Arminio~~
325 N. Humphrey Ave
Oak Park, IL 60302

Name and Address of Taxpayer:
~~MATTHEW ARMINIO AND~~
~~SONIA ARMINIO~~ 815 N East Ave LLC
815 N. East Ave
Oak Park, IL 60302

RECORDER'S STAMP

THE GRANTOR(S), CHONDRITE REC LLC (S), a Delaware Limited Liability Company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Delaware, and pursuant to authority given by the Board of Managers of said Company, for consideration of ten (10) and 00/100 dollars and other good and valuable consideration in hand paid, CONVEYS GRANTS AND SELLS to

~~MATTHEW ARMINIO AND SONIA ARMINIO,~~ 815 N East Ave LLC

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 17 IN BLOCK 'D' IN CARONS'S SECOND ADDITION TO OAK PARK BEING A SUBDIVISION OF THE EAST 1/2 OF BLOCK 1 ALL OF BLOCKS 2, 3 AND 4 IN L. AND W. F. REYNOLDS COBUMBAN ADDITION TO OAK PARK A SUBDIVISION OF LOTS 1, 2 AND 3 IN THE CIRCUIT COURT PARTITION OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 5 AND THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or maybe, in any manner encumbered, except as herein recited, and that Grantor lawfully seized of said real property in fee simple; that Grantor has good right and lawful authority to sell and convey said real property; and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

SUBJECT ONLY TO: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any.

Permanent Index Number: 16-06-403-023-0000

Property Address: 815 N. East Ave.
Oak Park, IL 60302

19GSA643445WT
Chicago Title

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Dated this February 21, 2020

LOAN FUNDER, LLC as an authorized signatory for
CHONDRITE REO LLC (S),

[Signature]
BY LUCAS SAMBROOK, authorized signatory

STATE OF New York } SS.

COUNTY OF New York

I, Victoria Lee, a Notary Public in and for said County, in the State aforesaid,
DO HEREBY CERTIFY THAT, LUCAS SAMBROOK, personally known to me or have proved based on
satisfactory evidence 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 the said
instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the
release and waiver of the right of homestead.



Given under my hand and notarial seal this February 21, 2020

[Signature]
Notary Public



JUNG MEE LEE
Notary Public, State of New York
Registration #02LE6341307
Qualified In New York County
Commission Expires May 2, 2020

Real Estate Transfer Tax

\$2,040.00

5156

REAL ESTATE TRANSFER TAX		24-Feb-2020
	COUNTY:	127.50
	ILLINOIS:	255.00
	TOTAL:	382.50

16-06-403-023-0000 | 20200201620686 | 1-059-884-896