

# UNOFFICIAL COPY

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**After Recording Return to:**  
Radian Settlement Services  
Inc.  
1000 GSK Drive, Ste 210  
Coraopolis, PA 15108

**Instrument Prepared by:**  
Kevin T. Kavanaugh, Esq.  
3331 W. Big Beaver, Ste. 109  
Troy, MI 48084  
Licensed in IL, Bar ID No.  
6280331

**Order Number:**  
1280110306-EX1

**Mail Tax Statements To:**  
Custom Flipz LLC  
1259 Mackinaw Ave.  
Calumet City, IL 60409

**Tax Parcel ID#**  
30-19-219-044-0000 (VOL.  
225)

Doc#. 2021720063 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/04/2020 10:40 AM Pg: 1 of 3

Dec ID 20200601605398  
ST/CO Stamp 0-500-609-760 ST Tax \$50.50 CO Tax \$25.25

## **GIT SPECIAL WARRANTY DEED**

Dated this 14 day of May, 2020. WITNESSETH, that, **BEAL BANK USA**, whose address is 1 Corporate Drive, Ste. 360, Lake Zurich, IL 60047, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of FIFTY THOUSAND FIVE HUNDRED (\$50,500.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and WARRANT unto **CUSTOM FLIPZ LLC**, an **Illinois limited liability company**, whose address is 1259 Mackinaw Ave., Calumet City, IL 60409, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in the County of Cook, State of Illinois, commonly known as 1368 Balmoral Ave., Calumet City, IL 60409, and legally described as follows, to wit:

The following described property:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Assessor's Parcel No: 30-19-219-044-0000 (VOL. 225)


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Grantor covenants to Grantee, its successors and assigns that the premises are free and clear from any encumbrance made, done or suffered by Grantor and that it will forever warrant and defend the title to the premises against the lawful claims and demands of all persons or entities claiming or to claim the same by, through or under Grantor. To have and to hold said premises forever. Subject to covenants, conditions and restrictions of record and real estate taxes for 2020 and subsequent years.

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In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

**Grantor:**  
**BEAL BANK USA**

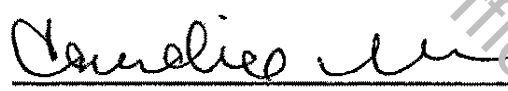
  
By: KIRSTIE CUNNINGHAM, Closing Manager


By Radian Settlement Services, its Attorney in Fact


STATE OF Utah )  
COUNTY OF Salt Lake ) SS.


I, CANDICE NELSON, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that KIRSTIE CUNNINGHAM, Closing Manager, on behalf of Radian Settlement Services, the attorney in fact for Beal Bank USA, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 official seal this 14 day of May 2020.

  
Notary Public **CANDICE NELSON**  
My commission expires:

**REAL ESTATE TRANSFER TAX**  
60690  
  
Calumet City • City of Homes 5 20/20

**REAL ESTATE TRANSFER TAX**  
60691  
  
Calumet City • City of Homes 5 20/20

  
**Candice Shaffer Nelson**  
Notary Public State of Utah  
My Commission Expires on:  
August 20, 2022  
Comm. Number: 701379

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## EXHIBIT A LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of COOK, State of Illinois, and is described as follows:

LOT 30 IN GOLD COAST MANOR, UNIT NUMBER 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Parcel No. 30-19-219-044-0000 (VOL. 225)

COMMONLY KNOWN AS 1368 BALMORAL AVENUE, CALUMET CITY, IL 60409

REAL ESTATE TRANSFER TAX		17-Jun-2020
	COUNTY:	25.25
	ILLINOIS:	50.50
	TOTAL:	75.75
30-19-219-044-0000	20200601605398	1-500-609-760