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Doc# 2023040020 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/17/2020 10:50 AM PG: 1 OF 3

SPECIAL WARRANTY DEED

Carrington Mortgage Services, LLC, an Illinois limited liability company, 1600 Douglass Road, Suite 110 & 200A, Anaheim, CA 92806 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said limited liability company, REMISES, RELEASES, ALIENS AND CONVEYS unto **Joze Smon**, a single man, 4106 W. Gladys Ave. Unit 2, Chicago, IL 60624, ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 29 IN BLOCK 4 IN FRAZER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever, and for the proper use and benefit forever of the Grantee.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors 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 it WILL WARRANT AND DEFEND the said premises, against all persons.

Permanent Real Estate Index Number: 16-13-305-027-0000

Address of Real Estate: 3048 W. Lexington St., Chicago, IL 60612

SUBJECT TO: (a) general real estate taxes not yet due and payable as of the Closing Date; (b) existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

2065A 8041284
1 all n/w

Chicago Title

S Y
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Dated: July 17th, 2020

Carrington Mortgage Services, LLC, an Illinois limited liability company

By: *Elizabeth Gonzales*
Name: Elizabeth Gonzales
Its: Default Fulfillment Manager

STATE OF _____)
 SS))
COUNTY OF _____)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Elizabeth Gonzales **Manager of Carrington Mortgage Services, LLC, an Illinois limited liability company** is a personally known to me to be the same person whose name is a subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this _____ day of _____, 2020

Notary Public

Commission expires: _____

Prepared By:
Gregory A. Braun, Esq.
Braun & Rich, PC
4301 Damen Avenue
Chicago, Illinois 60618

Return to after recording and
Name and Address of Taxpayer:
Joze Smon
3048 W. Lexington St.
Chicago, IL 60612

REAL ESTATE TRANSFER TAX		11-Aug-2020
COUNTY:		30.50
ILLINOIS:		61.00
TOTAL:		91.50
16-13-305-027-0000 20200801655232 1-411-776-224		

REAL ESTATE TRANSFER TAX		11-Aug-2020
CHICAGO:		457.50
CTA:		183.00
TOTAL:		640.50
16-13-305-027-0000 20200801655232 0-606-469-856		

* Total does not include any applicable penalty or interest due.

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On JUL 17 2020 before me, Lizet Suarez, Notary Public,

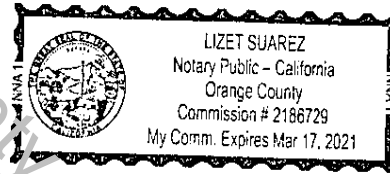
personally appeared, Elizabeth Gonzales, who proved to me on the

basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that he ~~is~~ she / they executed the same in his ~~his~~ her / their authorized capacity ~~(ies)~~, and that by his ~~his~~ her / their signature ~~(s)~~ on the instrument the person ~~(s)~~, or the entity upon behalf of which the person ~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Special Warranty Deed
 (Title or description of attached document)

 (Title or description of attached document continued)
 Number of Pages _____ Document Date _____

 (Additional information)

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

 (Title)
 Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document