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Doc#: 2023821199 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/25/2020 03:17 PM Pg: 1 of 3

Dec ID 20200601615218
ST/CO Stamp 0-587-900-640 ST Tax \$66.00 CO Tax \$33.00
City Stamp 1-748-575-968 City Tax: \$693.00

Return To:
Synethia Latrice Curry
3153 Holden Circle
Matteson, IL 60443

This Instrument Prepared by
Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:
Synethia Latrice Curry
3153 Holden Circle
Matteson, IL 60443

File: 101-10229935

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 12 day of JUNE, 2020, by and between BANK OF AMERICA, N.A., whose mailing address is 1600 S Douglass Road, Suite 130A, Anaheim, CA 92806, hereinafter called GRANTOR, grants to SYNETHIA LATRICE CURRY, whose address is 3153 Holden Circle Matteson, IL 60443, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$66,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells and assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wit:

LOT 12 IN BLOCK 3 OF ENGLEWOOD HEIGHTS RESUBDIVISION OF WRIGHTS SUBDIVISION OF THE NORTH 1/2 OF THAT PART OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE PITTSBURGH, CINCINNATI AND ST. LOUIS RAILROAD, IN COOK COUNTY, ILLINOIS.

P.I.N.: 25-06-204-012-0000

Property Address: 8715 South Hermitage Avenue, Chicago, IL 60620

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

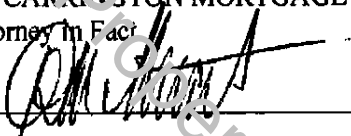
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To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said GRANTEE that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

BANK OF AMERICA, N.A.
By: CARRINGTON MORTGAGE SERVICES, LLC, as
Attorney in Fact

By:  _____

Name/Title: Dennis Milek, Foreclosure Supervisor

STATE OF _____

COUNTY OF _____

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this _____, 2020, by _____, who is the/a _____ of CARRINGTON MORTGAGE SERVICES, LLC, as attorney in fact for BANK OF AMERICA, N.A., who are personally known to me or have produced _____ as identification and who signed this instrument willingly.

Notary Public
My commission expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulation concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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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

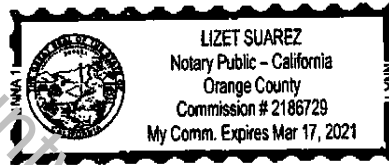
On JUN 12 2020 before me, Lizet Suarez, Notary Public, personally appeared, Dennis Micek, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by 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 3 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 as 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