

UNOFFICIAL COPY

PREPARED BY:
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Jennifer Moses, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

Doc#: 2029846587 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/26/2020 04:11 PM Pg: 1 of 2

Dec ID 20200801674866
ST/CO Stamp 1-797-809-632 ST Tax \$145.00 CO Tax \$72.50

MAIL TAX BILL TO:

Manuel Alvarado and Enrique Moreno
1623 N 34th Avenue
Melrose Park, IL 60160

MAIL RECORDED DEED TO:

Manuel Alvarado and Enrique Moreno
1623 N 34th Avenue
Melrose Park, IL 60160

SPECIAL WARRANTY DEED

THE GRANTOR, Ditech Financial LLC, of 55 Bettie Place, Ste 110, Greenville, SC 29601, a corporation organized and existing under the laws of South Carolina, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Manuel Alvarado and Enrique Moreno of 1623 N. 34th Ave. Melrose Park, IL 60160, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 520 IN WOODLAND HEIGHTS UNIT 2 BEING A SUBDIVISION IN SECTION 23 AND SECTION 26, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 28, 1958 AS DOCUMENT NO. 17389928, AND FILED IN THE REGISTRAR'S OFFICE AS DOCUMENT NO. LR 1831943 IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 06-23-302-028-0000
PROPERTY ADDRESS: 700 Lincolnwood Dr, Streamwood, IL 60107

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable; any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, leechers and drain tile, pipe or other conduit and all other matters of record affecting the property.

Special Warranty Deed - *Continued*

Dated this 8.21.20

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Ditech Financial LLC

~~By:~~

[Signature]
NewRez LLC f/k/a New Penn Financial, LLC d/b/a
Shellpoint Mortgage Servicing as Attorney in Fact

STATE OF SC)
COUNTY OF GREENVILLE) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Joel Fowler, Ditech Financial LLC, by NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as Attorney in Fact, personally known to me 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.

Given under my hand and notarial seal, this 8.21.20
[Signature]
Notary Public
My commission expires: _____

~~Exempt under the provisions of paragraph _____
Section 4, of the Real Estate Transfer Act _____ Date _____
Agent.~~

VILLAGE OF STREAMWOOD
REAL ESTATE TRANSFER TAX
047003 \$435.00

