

# UNOFFICIAL COPY

Doc#: 2030707034 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/02/2020 06:54 AM Pg: 1 of 3

Dec ID 20200601613814  
ST/CO Stamp 0-100-038-112 ST Tax \$265.00 CO Tax \$132.50

FIDELITY NATIONAL TITLE

After Recording Mail To: )  
██████████ 819 Cumberland LLC )  
11 N Northwest Hwy., Park Ridge, IL 60068 )

SEND SUBSEQUENT TAX BILLS TO: )  
██████████ 819 Cumberland LLC )  
11 N Northwest Hwy., Park Ridge, IL 60068 )

This instrument was prepared by: )  
Boiko & Osimani, P.C. )  
3447 N. Lincoln Ave., Chicago, IL 60657 )  
Phone # 773-296-6100 )

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## SPECIAL WARRANTY DEED (Illinois)

OC20021676



THIS AGREEMENT, made this 25<sup>th</sup> day of June, 2020, between Lodge Properties III, LLC by SN Servicing Corporation its Attorney in Fact, whose address is 323 Fifth Street, Eureka, CA 95501, the Grantor, and ██████████ whose address is 11 N Northwest Highway, Park Ridge, IL 60068, the Grantee, WITNESSETH, that the Grantor, for an in consideration of the sum of Two Hundred Eighty-Five Thousand and 00/100 Dollars (\$285,000.00) and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, and these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: \* 819 Cumberland LLC

LOT 10 IN BLOCK 2 IN GILICK'S 2ND VILLA SUBDIVISION IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF, REGISTERED JULY 15, 1921, AS DOCUMENT NUMBER 135754, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number(s): 09-35-406-007-0000  
Address of the Real Estate: 819 S Cumberland Avenue, Park Ridge, Illinois, 60068

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 heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs 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 incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

REAL ESTATE TRANSFER TAX		03-Oct-2020
	COUNTY:	132.50
	ILLINOIS:	265.00
	TOTAL:	397.50

09-35-406-007-0000 | 20200601613814 | 0-100-038-112

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IN WITNESS WHEREOF, said the Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Director, the day and year first above written.

Lodge Properties III, LLC by SN Servicing Corporation its Attorney in Fact

By: *Robin P. Arkley II*

Print Name: ROBIN P. ARKLEY II PRESIDENT

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF HUMBOLDT )



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 36215

I, \_\_\_\_\_, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such \_\_\_\_\_, of SN Servicing Corporation, Attorney in Fact for Lodge Properties III, LLC, signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25<sup>th</sup> day of June, 2020.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

Property of Cook County Clerk's Office  
California notarial certificate  
Thank you for the attached

# UNOFFICIAL COPY

## CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

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.

State of California )

County of HUMBOLDT )

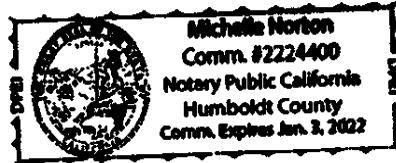
On July 14, 2020 before me, Michelle Norton, Notary Public  
(here insert name and title of the officer)

personally appeared ROBIN P. ARKLEY II

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

*[Handwritten Signature]*

(Seal)

### Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Special Warranty

Deed containing 2 pages, and dated 7-14-2020

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) \_\_\_\_\_ Title(s) \_\_\_\_\_
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer is Representing

**California notaries may not determine representative capacity**

Additional Information	
<b>Method of Signer Identification</b>	
Proved to me on the basis of satisfactory evidence:	
<input checked="" type="checkbox"/> form(s) of identification	<input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # <u>89</u>	Entry # <u>106</u>
Notary contact: <u>707-476-2690</u>	
<b>Other</b>	
<input type="checkbox"/> Additional Signer(s)	<input checked="" type="checkbox"/> Signer(s) Thumbprint(s)
_____	