

UNOFFICIAL COPY

PREPARED BY:

Codilis & Associates, P.C.
Jennifer Moses, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

Doc#. 2031607400 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/11/2020 04:06 PM Pg: 1 of 2

MAIL TAX BILL TO:

Black Square Real Estate Inc
807 E. South Temple Suite #200
Salt Lake City, UT 84102

Dec ID 20201001623691
ST/CO Stamp 1-344-126-432 ST Tax \$332.00 CO Tax \$166.00
City Stamp 0-683-802-080 City Tax: \$3,486.00

MAIL RECORDED DEED TO:

Michael A. Goldhirsh
618 B Academy Drive
Northbrook IL 60062

SPECIAL WARRANTY DEED

THE GRANTOR, MTGLO Investors, L.P., 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) Black Square Real Estate Inc of 807 E. South Temple Suite #200 Salt Lake City, UT 84102, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

** A Delaware Corporation*
LOT 52 IN HAUSSEN'S SUBDIVISION OF LOT 2 OF HAUSSEN AND SEEGER'S ADDITION TO CHICAGO, A SUBDIVISION OF LOTS 4, 5 AND 14 OF DAVLIN KELLY AND CARROLL'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PERMANENT INDEX NUMBER: 13-26-114-012-0000

PROPERTY ADDRESS: 3021 N Davlin Ct, Chicago, IL 60618

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, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

Special Warranty Deed - *Continued*

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Dated this 9.11.20

*By: MTGLQ Investors, L.P.
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, MTGLQ Investors, L.P. 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 9.14.20
[Signature]
Notary Public
My commission expires: _____

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

