UNOFFICIAL COPY

PREPARED BY: Codilis & Associates, P.C.

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

MAIL TAX BILL TO:

Made Colorator

MAIL RECORDED DEED TO

Doc#. 2103320524 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 02/02/2021 02:55 PM Pg: 1 of 2

Dec ID 20201201699908

ST/CO Stamp 1-513-594-896 ST Tax \$157.50 CO Tax \$78.75

City Stamp 0-761-110-544 City Tax: \$1,653.75

SPECIAL WARRANTY DEED

THE GRANTOR, NJCC Fund #3 REO Subsidiary LLC, of 9990 Richmond Avenue South, #400 Houston, TX 77042, a corporation of an existing under the laws of TX, for and in consideration of Ten Dollars (\$10.00) and other good an valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Mark Grimsley, of 4579 N. Narragansett Ave. Chicago, IL 60630, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 15 IN BLOCK 7 IN UTITZ AND HEIMANN'S IRVING PARK BOULEVARD ADDITION, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 19, EXCEPT THE EAST 40 ACRES AND THAT PART OF THE WEST 1674.1 FEET LYING SOUTH OF THE ROAD OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-19-110-037-0000

PROPERTY ADDRESS: 3822 N Nottingham Ave, Chicago, IL 60634

GRANTOR, for itself and its successors and assigns, hereby covenants and represent, 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, feedure and drain tile, pipe or other conduit and all other matters of record affecting the property.

2103320524 Page: 2 of 2

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	NJCC Fund #5 REO Subsidiary LLC
Ву:	
STATE OF Utah)	fory Hyde
COUNTY OF Salt lake) ss.	
I, the undersigned, a Notary Public in and for said	County, in the State aforesaid, do hereby certify that nown to me to be the same person(s) whose name(s)
iclare subscribed to the foregoing instrument, appeared bef	fore me this day in person, and acknowledged that
he/she/they signed, scaled and delivered the said instrument, a purposes therein set forth	is ms/ner/meir free and volumery act, for the uses and
Given under my hand and notarial seal, this	Dorander 23. 2000
Given under thy hand and notalital seat, will	WB
	Notary Public Shaly Co Brown
<u>C1</u>	My commission expires: $\frac{2}{1512022}$
0	,
Exempt under the provisions of paragraph	SHALYCE BROWN
Section 4, of the Real Estate Transfer ActDate	Windows Public, State of Oton
Agent.	Commission # 09900 On
`	February 15, 2022
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