

# UNOFFICIAL COPY

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

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

**MAIL TAX BILL TO:**

Mark Grimsley  
4579 N Narragansett  
Chicago IL 60630

**MAIL RECORDED DEED TO:**

Mark Grimsley  
4579 N Narragansett  
Chicago IL 60630

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## SPECIAL WARRANTY DEED

THE GRANTOR, NJCC Fund #5 REO Subsidiary LLC, of 9990 Richmond Avenue South, #400 Houston, TX 77042, a corporation organized and existing under the laws of TX, 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) 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 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.

