

UNOFFICIAL COPY



Doc# 2105725009 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/26/2021 11:18 AM PG: 1 OF 3

Commitment Number: 258561L

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 500, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To:
Novare National Settlement
Service Attn: Jennifer Reid
3180 Curlew Road, Suite 108
Oldsmar, FL 34677

Mail Tax Statements To: Helen Lekavich: 4223 W 147th Street, Midlothian, IL 60445

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
28-28-306-001-0000

SPECIAL/LIMITED WARRANTY DEED

WF Master REO, LLC, hereinafter grantor, C/O Statebridge Company, LLC 6061 S Willow Drive Suite 300 Greenwood Village, CO 80111, for \$247,000.00 (Two Hundred Forty Seven Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to Helen Lekavich, hereinafter grantee, whose tax mailing address is 4223 W 147th Street, Midlothian, IL 60445, the following real property:

LOT 55 (EXCEPT THAT PART THEREOF LYING NORTH OF A LINE 229.64 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE THEREOF) IN JESSICA'S SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER SECTION 28, NORTH OF THE INDIAN BOUNDARY LINE AND ALSO THAT PART OF THE SOUTH EAST QUARTER OF SECTION 29, WHICH LIES AND ALSO THAT PART OF THE SOUTH EAST QUARTER OF SECTION 29, WHICH LIES EAST OF CENTRAL AVENUE, ALL IN TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

S Y
P 3
S N
M Y
SC Y
E N
INTA V
D9-14-20

REAL ESTATE TRANSFER TAX

23-Feb-2021



COUNTY: 123.50
ILLINOIS: 247.00
TOTAL: 370.50

28-28-306-001-0000 | 20200801675929 | 0-059-087-888

UNOFFICIAL COPY

COMMONLY KNOWN AS 5401 JESSICA DRIVE, OAK FOREST, IL 60452

PROPERTY INDEX NO 28-28-306-001-0000

Prior instrument reference: _____

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Executed by the undersigned on 7/27, 2020:

WF Master REO, LLC by Statebridge Company, LLC, its attorney-in-fact

By: Craig Eskand
Its: REO SUPERVISOR

STATE OF Colorado
COUNTY OF Windsor

The foregoing instrument was acknowledged before me on 7/27, 2020 by Craig Eskand its REO Supervisor on behalf of Statebridge Company, LLC, attorney-in-fact for WF Master REO, LLC who is personally known to me or has produced N/A as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Sushma Bagga
Notary Public

SUSHMA BAGGA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164010355
My Commission Expires March 14, 2024

PROPERTY OF COOK COUNTY CLERK'S OFFICE