UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO:

Family First Property Ventures LLC

6030 S. Komensky Ave.

Chicago, IL 60629

MAIL RECORDED DEED TO:

FAMILY FIRST 14/47 GARAVOQUE ORLAND PAINET

60467.

7 20029135930

Dec ID 20210201647570

Karen A. Yarbrough

Cook County Clerk

Doc#, 2107720286 Fee: \$98.00

Date: 03/18/2021 12:22 PM Pg: 1 of 2

ST/CO Stamp 0-349-494-288 ST Tax \$37.50 CO Tax \$18.75

City Stamp 1-154-800-656 City Tax: \$393.75

SPECIAL WARRANTY DEED

THE GRANTOR, MTGLO Lessons, L.P., of 55 Bettie Place, Ste 110, Greenville, SC 29601, a corporation organized and existing under the laws of 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) Family First Property Ventures L.J.C., of 6030 S. Komensky Ave. Chicago, IL 60629, all interest in the following described real estate situated in L.C. County of Cook, State of Illinois, to wit:

LOTS THIRTY-THREE (33) AND THIRTY-FOUR (34) IN BLOCK THIRTY (30) IN EAST WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE WEST, HALF OF THE NORTH WEST QUARTER AND THE SOUTH WEST QUARTER OF SECTION NINE (9), 10 WISHIP THIRTY-SEVEN (37) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MELLI IAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 25-09-313-012-0000 PROPERTY ADDRESS: 10037 S Parnell, Chicago, IL 60628

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, recders 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.

UNOFFICIAL COPY Special Warranty Deed - Continued

Dated this	
Ву:	MTGLQ Investors, L.P. NewRez LLC f/k/a/New Penn Amancial, LLC d/b/a Shellpoint Mortgage Syrviolog as Attorney in Fact
Joel Fowler , M Financial, LLC d/b/a Shellpoint Mortgage Servicing as person(s) whose name(s) is/are subscribed to the forego	said County, in the State aforesaid, do hereby certify that TGLQ Investors, L.P. by NewRez LLC f/k/a New Penn Attorney in Fact, personally known to me to be the same ing instrument, appeared before me this day in person, and ered the said instrument, as his/her/their free and voluntary
Exempt under the provisions of paragraph Section 4, of the Real Estate Transfer Act Agent.	My coremission expires: My coremission expire