

# UNOFFICIAL COPY

Doc# 2108512422 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/26/2021 02:43 PM Pg: 1 of 2

**PREPARED BY:**

Codilis & Associates, P.C.

Jennifer Moses, Esq.

15W030 N. Frontage Rd.

Burr Ridge, IL 60527

Dec ID 20210301656653

ST/CO Stamp 2-005-130-256 ST Tax \$62.50 CO Tax \$31.25

**MAIL TAX BILL TO:** *+ mail*

Magdalena R. Rivera and Isaias Rivera

300A Dell Park Ave.

Lockport, IL 60441

**MAIL RECORDED DEED TO:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## SPECIAL WARRANTY DEED

THE GRANTOR, NewRez LLC d/b/a Shellpoint Mortgage Servicing, of 75 Beattie Place, Suite 300, Greenville, SC 29601, a corporation organized and existing under the laws of United State of America, 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) Magdalena R. Rivera and Isaias Rivera, \_\_\_\_\_ of 300a Dell Park Ave Lockport, IL 60441, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 78 IN APPLE TREE OF HAZEL CREST UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON AUGUST 17, 1971 AS DOCUMENT 21588416.

**PERMANENT INDEX NUMBER:** 28-26-311-005-0000

**PROPERTY ADDRESS:** 17404 Appletree Dr, Hazel Crest, IL 60429

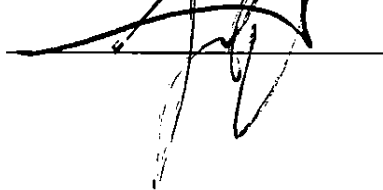
GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises 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.

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Special Warranty Deed - Continued

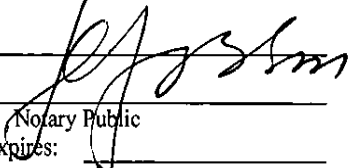
Dated this 2.19.21

NewRez LLC d/b/a Shellpoint Mortgage Servicing

\*By: 

STATE OF South Carolina )  
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, NewRez LLC d/b/a Shellpoint Mortgage Servicing, 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 2.19.21  
  
Notary Public  
My commission expires: \_\_\_\_\_

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

