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UNOFFICIAL COPY

SPECIAL WARRANTY DEED



2108519054D

Mail to/
FBI INVESTMENTS LLC
1815 S Main St,
Lombard, IL 60148

Doc# 2108519054 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/26/2021 04:38 PM PG: 1 OF 4

Grantees Address and
Send subsequent
tax bills to:
FBI INVESTMENTS LLC
1815 S Main St,
Lombard, IL 60148

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this 28 day of January, 2021, between **U.S. BANK NATIONAL ASSOCIATION**, created and existing under and by virtue of the laws of the United States of America, party of the first part, and **FBI INVESTMENTS LLC**, an Illinois Limited Liability Corporation, party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors, by these presents does GRANT, SELL, CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all the following described real estate, situated in the County of **COOK** and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

P.I.N. (S): 29-26-206-016-0000

ADDRESS(ES): 17120 CORNELL AVE, SOUTH HOLLAND, IL 60473

REAL ESTATE TRANSFER TAX

26-Mar-2021



COUNTY:	51.75
ILLINOIS:	103.50
TOTAL:	155.25

29-26-206-016-0000

| 20210101612357 | 0-269-902-352

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its Vice President, (Name) Jennifer K. Palmberg, and attested to by its Assistant Vice President, (Name) Liz Hacker, the day and year first above written.

BY: **U.S. BANK NATIONAL ASSOCIATION**

By: [Signature] Attest: [Signature]

State of Minnesota)
) SS.
County of Hennepin)

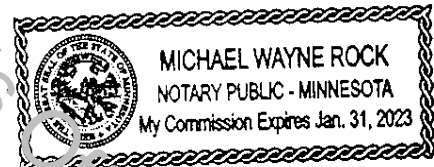
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jennifer K. Palmberg, personally known to me to be a Vice President of **U.S. BANK NATIONAL ASSOCIATION**, and Liz hacker, personally known to me to be a Assistant Vice President of said company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said company, as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of January, 2021.

by means of physical presence or online notarization

[Signature]
Notary Public

My commission expires on January 28, 2021



This instrument was prepared by Russell C. Wirbicki, 33 W Monroe St., Suite 1540, Chicago, IL 60603.

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LEGAL DESCRIPTION

LOT 16 IN HUGUELET'S THIRD ADDITION TO SOUTH HOLLAND, BEING A SUBDIVISION OF PART OF LOTS 2 AND 3 IN VOLBRECHT'S SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND WEST OF THE THORN CREEK AND OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 26, IN SAID TOWNSHIP LYING NORTH OF THORN CREEK (EXCEPT THE WEST 881 FEET THEREOF) ACCORDING TO THE PLAT RECORDED MAY 24, 1895 AS DOCUMENT NO. 2223779, IN COOK COUNTY, ILLINOIS.

P.I.N. (S): 29-26-206-016-0000

ADDRESS(ES): 17120 CORNELL AVE, SOUTH HOLLAND, IL 60473

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **U.S. Bank National Association NA**
Mailing Address: **9380 Excelsior Blvd., Hopkins, MN 55343**
Telephone No.: **312-360-9455**
Attorney or Agent: **Russell Wirbicki**
Telephone No.: **312-360-9455**
Property Address: **17120 Cornell
South Holland, IL 60473**
Property Index Number (PIN): **29-26-206-016-0000**
Water Account Number: **0380016005**
Date of Issuance: **2/19/2021**

State of Illinois)
County of Cook)

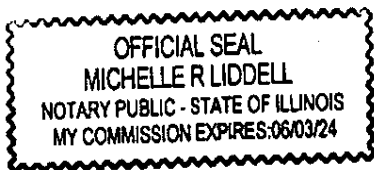
This instrument was acknowledged before
me on February 15, 2021 by

Michelle R Liddell
Michelle R Liddell

(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: *Maureen Johnson*
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.