

UNOFFICIAL COPY

Doc#. 2109221006 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/02/2021 07:09 AM Pg: 1 of 3

Dec ID 20210101604582
ST/CO Stamp 1-387-598-864 ST Tax \$31.50 CO Tax \$15.75

(C) 21000481 KM

4/5

SPECIAL WARRANTY DEED

This **Special Warranty Deed** is made on this 3rd day of December, 2020 between Grantor, **THE DEXTER GROUP TRUST, C/O WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE**, a Trust organized and existing under the laws of the State of Delaware whose address is 500 Delaware Avenue, 11th Floor, Wilmington, DE 19801, and Grantee, **Gregory Anderson**, whose current address is 840 S 16th Ave Maywood, IL 60153 ("Grantee"), and to Grantee's heirs and assigns.

In consideration of the sum of Twenty Five Four Hundred Ninety Eight and 41/100 Dollars (\$25,498.41), Grantor hereby grants, bargains, sells and conveys with special warranty unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's rights, title and interest in and to that certain tract or parcel of land commonly known as **840 S 16th Ave Maywood, IL 60153** and situated in the County of Cook described as follows (the "Premises"):

LEGAL DESCRIPTION – Exhibit "A"

Property Address: 840 S 16th Avenue, Maywood, IL 60153
Tax Map or Parcel ID#: 15-10-431-018-0000 and 15-10-431-015-0000
Prior Recording Information:

This conveyance is subject to any covenants, restrictions, reservations, encumbrances and easements that appear of record in the Office of Recorder of Deeds Cook County, Illinois.

And Grantor, for itself and its successors does convent, promise and agree, to and with Grantee, Grantee's heirs and assigns, the Grantor has not done or caused anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will specially warrant title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Equal Housing Lender Tax Paid

128.00
Danelia Wilson 1/19/21
VILLAGE OF MAYWOOD

UNOFFICIAL COPY

Justin M. Rabon
Witness: Justin M. Rabon

Margaret Goulding
Witness: Margaret Goulding

The Dexter Group Trust, C/O Wilmington Savings Fund Society, FSB as Trustee by Real Estate Property Services, LLC, as Successor Administrator of The Dexter Group Trust u/d/a December 29, 2016

By: David W. Campbell, President of Real Estate Property Services, LLC, as Administrator of the Dexter Group Trust and not personally.

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)

ss.

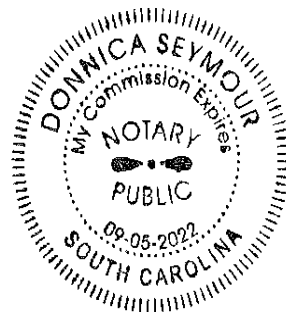
BE IT REMEMBERED, that on this 3rd day of December, 2016, before me the subscriber, a Notary Public in and for said state, personally came David W. Campbell, The Dexter Group Trust, C/O Wilmington Savings Fund Society, FSB as Trustee by Real Estate Property Services, LLC as Successor Administrator of The Dexter Group Trust u/d/a December 29, 2016, the Grantor in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Donnica Seymour
Notary Public-State of: South Carolina
My Commission Expires: 09/05/2022

Send tax bills to: Gregory Anderson 840 S 16th Ave Maywood, IL 60153

Prepared by/Return to: Donnica S, Real Estate Property Services, LLC
Address: 7001 Saint Andrews Road#374, Columbia, SC 29212



UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO HAVE AND TO HOLD FOREVER:

THE SOUTH ½ OF LOT 11 AND ALL OF LOT 10 (EXCEPT THE SOUTH 2 FEET) IN THE SUBDIVISION OF LOT 2 IN BLOCK 3 IN PROVISO LAND ASSOCIATION ADDITION TO MAYWOOD, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 840 S 16th Avenue, Maywood, IL 60153

Tax Map or Parcel ID #: 15-10-431-018-0000 and 15-10-431-015-0000

Property of Cook County Clerk's Office