

UNOFFICIAL COPY

Doc#: 2115310004 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/02/2021 09:23 AM Pg: 1 of 4

After recording return to:
SERVICELINK
1400 Cherrington Parkway
Moon Township, PA 15108
ServiceLink No.: 170496411

Dec ID 20210501646655

Mail tax statements to:
Secretary of Housing and Urban Development
C/O Information Systems Networks Corp.
2000 N Classen Blvd., Suite 110E
Oklahoma City, OK 73106

This document prepared by:
Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 18 day of February, 2021, by and between **Ditech Financial LLC successor by merger with Green Tree Servicing LLC**, a mailing address of 75 Beattie Place, Suite 300 Greenville, SC 29601, hereinafter referred to as Grantor(s) and **Secretary of Housing and Urban Development, his/her successors and assigns**, a mailing address of C/O Information Systems Networks Corp., 2000 N Classen Blvd., Suite 110E, Oklahoma City, OK 73106, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Cook County, Illinois:

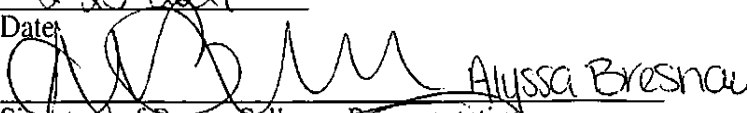
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Parcel ID No.: 12-27-225-027-0000

Property commonly known as: 8932 Grand Ave, River Grove, IL 60171

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

2.25.2021
Date

Signature of Buyer, Seller or Representative

VILLAGE OF RIVER GROVE
Exempt
Property

No 2054
4-30-21
Approved

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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Executed this 18 day of February, 2021.

Ditech Financial LLC successor by merger with Green Tree Servicing LLC By NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Attorney-in-Fact under a Limited Power of Attorney

By: Kelsey Rolson
Print Name: Kelsey Rolson
Title: Foreclosure Specialist

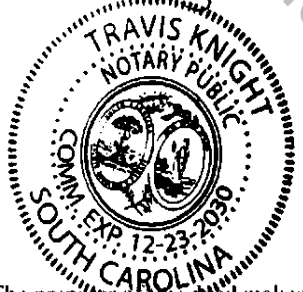
STATE OF South Carolina
COUNTY OF Greenville

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kelsey Rolson as

Foreclosure Specialist of **NewRez LLC D/B/A Shellpoint Mortgage Servicing as Attorney-in-Fact under a Limited Power of Attorney for Ditech Financial LLC successor by merger with Green Tree Servicing LLC**, is/are 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 18th day of February, 2021.

Travis Knight
Notary Public
Printed Name: Travis Knight
My commission expires: 12/23/2030



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

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EXHIBIT A **LEGAL DESCRIPTION**

All that certain land, situated in Cook County, Illinois, described as follows:

Lot 7 and the East 1/3 Lot 6 in Block 5 in W.G. McIntosh and Company's River Park Addition, being a Subdivision of part of Fractional Sections 27 and 34, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel ID Number: 12-27-225-027-0000

Property commonly known as: 8932 Grand Ave, River Grove, IL 60171

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

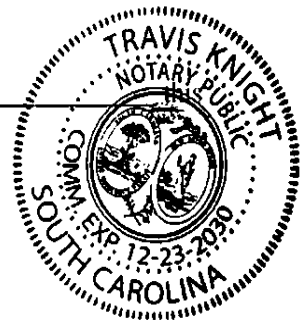
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated February 18, 2021.

Signature: Kelsey Rolson
Grantor, or Agent

Subscribed and sworn to before me by the said Kelsey Rolson
18th day of February, 2021.

[Signature]
Notary Public
My commission expires: 12/23/2030



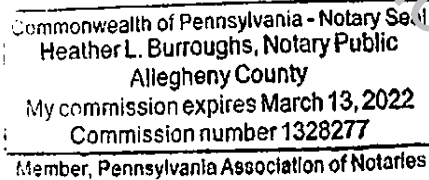
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated February 25, 2021.

Signature: [Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said Alyssa Bresnaw this
25 day of February, 2021.

[Signature]
Notary Public
My commission expires: March 13, 2022



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)