

UNOFFICIAL COPY

Doc#. 2115839285 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/07/2021 02:21 PM Pg: 1 of 3

Dec ID 20210401696497
ST/CO Stamp 1-486-797-072 ST Tax \$221.00 CO Tax \$110.50
City Stamp 0-413-055-248 City Tax: \$2,320.50

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg IL 60173

After Recording Return To:
Anthony D Wright and Chondra R Comer
7650 S East End Ave., Chicago, IL 60619

Mail Tax Statements To: Anthony D Wright and Chondra R Comer; 7650 S East End Ave., Chicago, IL 60619

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
20 - 25 - 318 - 030 - 0000

SPECIAL WARRANTY DEED

FLAGSTAR BANK, FSB, whose mailing address is 440 S. LaSalle St., 20th Floor, Chicago IL 60605, hereinafter grantor, for \$220,900.00 (Two Hundred Twenty Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Anthony D Wright and Chondra R Comer, hereinafter grantee, whose tax mailing address is 7650 S East End Ave., Chicago, IL 60619, the following real property:

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LOT 12 IN BLOCK 22 IN SOUTHFIELD, BEING A SUBDIVISION OF BLOCKS 17,18,19,22,23,24, AND 26 TO 32 IN JAMES STINSON'S SUBDIVISION OF THE EAST GRAND CROSSING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 7732 S Ridgeland Ave., Chicago IL 60649

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 1434319060

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Executed by the undersigned on 03/29/2021 :

FLAGSTAR BANK, FSB by Fay Servicing LLC, As attorney in fact

By: [Signature]

Name: Miguel Brooks

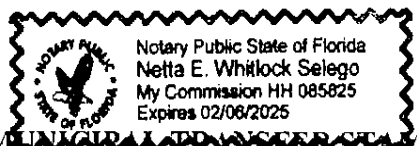
Its: CEO CROSER

Witness: [Signature]

Witness: Cristal Ortiz
Netta E. Whitlock Selego

STATE OF FL
COUNTY OF HAMILTON

The foregoing instrument was acknowledged before me on 03/29/2021, by Miguel Brooks its CEO CROSER on behalf of FLAGSTAR BANK, FSB, as Attorney in Fact, who has produced ID as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Netta E. Whitlock Selego
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative