

# UNOFFICIAL COPY

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PREPARED BY:  
Codilis & Associates, P.C.  
Jennifer Moses, Esq.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

Doc# 2120718303 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/26/2021 09:56 AM Pg: 1 of 3

Dec ID 20210501631885

ST/CO Stamp 1-348-064-016 ST Tax \$155.00 CO Tax \$77.50

## MAIL TAX BILL TO:

Stephanie Ambers-Ross  
901 Berwick, Unit 3  
Champaign, IL 61822

## MAIL RECORDED DEED TO:

Stephanie Ambers-Ross  
22931 Westwind Drive  
Richton Park, IL 60471

## SPECIAL WARRANTY DEED

THE GRANTOR, Second Opportunity of America LLC, of 11022 N 28th Dr #190 Phoenix, AZ 85050, a corporation organized and existing under the laws of \_\_\_\_\_, 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) Stephanie Ambers-Ross, of 901 Berwick, Unit 3, Champaign, IL 61822, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

### PARCEL ONE:

*\* A Single Woman*  
THAT PART OF LOT 220 IN GREENFIELD PUD, UNIT 11, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 2, 2004 AS DOCUMENT 0421634072, AND CERTIFICATE OF CORRECTION RECORDED AUGUST 30, 2004 AS DOCUMENT 0424334058, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 220 AND THE EAST RIGHT OF WAY LINE OF WESTWIND; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE OF WESTWIND, BEING A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 430.00 FEET AND AN ARC LENGTH OF 123.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ALONG SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 430.00 FEET AND ARC LENGTH OF 28.55 FEET; THENCE NORTH 55 DEGREES 53 MINUTES 53 SECONDS EAST, 236.33 FEET; THENCE SOUTH 68 DEGREES 39 MINUTES 54 SECONDS EAST, 40.30 FEET; THENCE SOUTH 35 DEGREES 52 MINUTES 50 SECONDS WEST, 15.58 FEET; THENCE SOUTH 71 DEGREES 43 MINUTES 01 SECOND WEST, 225.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL TWO:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GREENFIELD TOWNHOMES RECORDED AS DOCUMENTS 99845699 AND 00683192, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 31-33-303-053-0000  
(underlying pin 31-33-302-036)

PROPERTY ADDRESS: 22931 Westwind Drive, Richton Park, IL 60471

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Special Warranty Deed - *Continued*

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.

Property of Cook County Clerk's Office

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Special Warranty Deed - *Continued*

Dated this June 8, 2021

Second Opportunity of America LLC

By: Marco Morales

STATE OF ARIZONA )  
 ) SS.  
COUNTY OF MARICOPA )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, Marco Morales, Second Opportunity of America LLC, 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 June 8, 2021

Linda Segui  
Notary Public  
My commission expires: Oct. 15, 2023

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

