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2201025001

Doc# 2201025001 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/10/2022 09:39 AM PG: 1 OF 5

Commitment Number: 200015387

Seller's Loan Number: 0031100332

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law,
101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605.

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To: JUAN CHAVEZ: 1642 NW 32ND PLACE, CAPE CORAL, FL
33993

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
28-25-412-007-0000

SPECIAL/LIMITED WARRANTY DEED

THE MONEY SOURCE INC., whose mailing address is **500 SOUTH BROAD ST. STE. 100A, MERIDEN, CT 06450**, hereinafter grantor, for \$86,200.00 (Eighty Six Thousand Two Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **JUAN CHAVEZ**, hereinafter grantee, whose tax mailing address is **1642 NW 32ND PLACE, CAPE CORAL, FL 33993**, the following real property:

All that certain parcel of land situated in the County of Cook, State of Illinois, being more particularly described as follows: Lot 7 in Block 8 in E.C. Mahoney's Twin Creek Village, a subdivision of the West 1/2 of the South East 1/4 of Section 25, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. Parcel No. 28-25-412-007-0000

Property Address is: 2752 LEXINGTON DR., HAZEL CREST, IL 60429

Loan Number: 0031100332

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Property Address is: 2752 LEXINGTON DR., HAZEL CREST, IL 60429



Prior instrument reference: **2005217045**

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.

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 grantees forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

REAL ESTATE TRANSFER TAX		10-Jan-2022
		COUNTY: 43.25
		ILLINOIS: 86.50
		TOTAL: 129.75
28-25-412-007-0000	20220101691950	2-077-496-976

Property Address is: 2752 LEXINGTON DR., HAZEL CREST, IL 60429

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Executed by the undersigned on SEPTEMBER 27th, 2021 :

THE MONEY SOURCE INC.

By: [Signature]
Name: THOMAS CLARK

Its: VICE PRESIDENT

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on SEPTEMBER 27, 2021 by THOMAS CLARK its VICE PRESIDENT on behalf of **THE MONEY SOURCE INC.** who is personally known to me or has produced N/A 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.

[Signature]
Notary Public Patricia Espindola-Olesek




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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

Date: 1/6/22


Buyer, Seller or Representative

Property of Cook County Clerk's Office

Property Address is: 2752 LEXINGTON DR., HAZEL CREST, IL 60429

Loan Number: 0031100332

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and 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 SEPTEMBER 27, 2021

[Signature]
Signature of Grantor or Agent



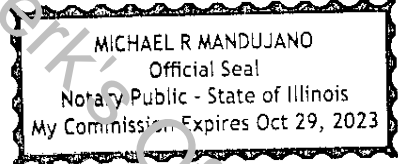
Subscribed and sworn to before
Me by the said THOMAS CLARK, VICE PRESIDENT
this day of SEPTEMBER,
2021.

NOTARY PUBLIC Patricia Espindola-Olesek
Patricia Espindola Olesek - 02/03/2024

The Grantee or 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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 1/9, 2022

J. Paul
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said
This 6 day of JAN,
202027

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)