

UNOFFICIAL COPY

Doc#. 2203907127 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/08/2022 12:46 PM Pg: 1 of 3

Dec ID 20220101611601
ST/CO Stamp 1-624-428-944 ST Tax \$92.50 CO Tax \$46.25

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

After Recording Return To:
Harvest Group Enterprises, LLC - Series 1
425 Marshall Ave.,
Bellwood, IL 60104

Mail Tax Statements To: **Harvest Group Enterprises, LLC - Series 1; 425 Marshall Ave., Bellwood, IL 60104**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
15 - 16 - 116 - 070 - 1005

SPECIAL WARRANTY DEED

CITIGROUP MORTGAGE LOAN TRUST 2019 - E, by assignment whose mailing address is **425 South Financial Place, Suite 200, Chicago, IL 60605**, hereinafter grantor, for **\$92,500.00 (Ninety Two Thousand Five Hundred Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **Harvest Group Enterprises, LLC - Series 1**, hereinafter grantee, whose tax mailing address is **425 Marshall Ave., Bellwood, IL 60104**, the following real property:



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**UNIT 1032 – E AS DELINEATED ON A SURVEY OF:
LOTS 16 AND 17 IN BELLWOOD’S “L” RESUBDIVISION OF LOTS 1 TO 16
INCLUSIVE AND 18 TO 24, INCLUSIVE IN WILLIAM ZELOSKY’S HARRISON
STREET “L” STATION SUBDIVISION IN THE SOUTHWEST 1/ 4 OF THE
NORTHWEST 1/ 4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF
THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT
“A” TO DECLARATION MADE BY LASALLE NATIONAL BANK, AS TRUSTEE
UNDER TRUST NUMBER 20966 RECORDED IN THE OFFICE OF THE RECORDER
OF COOK COUNTY, ILLINOIS, AS DOCUMENT 19732025, TOGETHER WITH ITS
UNDIVIDED PERCENTAGE INTEREST IN SAID LOTS 16 AND 17 AFORESAID
(EXCEPTING THEREFROM ALL THE LAND, PROPERTY AND SPACE KNOWN AS
UNITS 1032 – A TO 1032 – F BOTH INCLUSIVE AS SAID UNITS ARE DELINEATED
ON SAID SURVEY) IN COOK COUNTY, ILLINOIS.**

Property Address is: 1032 Bellwood Ave., Unit E Bellwood, IL 60104

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: Prior instrument reference number to be filed in by the county clerk upon recording.

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Executed by the undersigned on 01/20/2022 :

CITIGROUP MORTGAGE LOAN TRUST 2019 – E, by assignment. by Fay Servicing LLC, As attorney in fact

By: [Signature]

Name: MARIE BROOKS

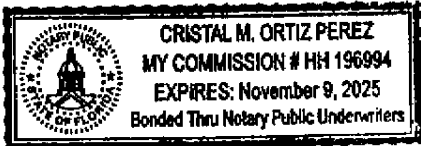
Its: FAY CLOSER

Witness: COURTNEY R HANLON COURTNEY R HANLON

Witness: JENNIFER SYMOLON

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on 01/20/2022, by MARIE BROOKS its FAY CLOSER on behalf of CITIGROUP MORTGAGE LOAN TRUST 2019 – E, by assignment, by Fay Servicing LLC, as Attorney in Fact, who has produced _____ 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

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