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215TD3860 PK 1 of 2
**SPECIAL WARRANTY
DEED
(LLC to INDIVIDUAL)
(Illinois)**

Doc#: 2204039456 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/09/2022 02:57 PM Pg: 1 of 3

Dec ID 20211201686393

ST/CO Stamp 0-896-852-368 ST Tax \$342.00 CO Tax \$171.00

THIS AGREEMENT, made
this 16th day of
DECEMBER 2021, between
**BANTAM FUNDING REO,
LLC, A DELAWARE
LIMITED LIABILITY
COMPANY** whose address is
c/o Planet Home Lending,
LLC, 321 Research Parkway,
Suite 303, Meriden, CT 06450
a party of the first part, and
**TANYA NATASHYA
CRAWFORD AND
GABRIELLA DESCH OBI**
whose address is

party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars and other good and valuable consideration the receipt of which is hereby acknowledged in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to his/here/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT NUMBER "802", AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 12 AND 13 IN BLOCK 2 IN ELIZA A. PRATT'S ADDITION TO EVANSTON, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 EAST OF RIDGE ROAD AND WEST OF RAILROAD, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION, MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 26, 1973 AND KNOWN AS TRUST NUMBER 46876, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22596214; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS SET FORTH IN SAID DECLARATION AND SURVEY, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NO. 11-18-122-028-1038

Address(es) of real estate: 1111 Church, #802, Evanston, IL 60201

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TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever. And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND subject to:

- (i) general real estate taxes not yet due and payable;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) applicable zoning and building laws and ordinances;
- (iv) covenants, conditions, restrictions, easements and building lines of record;
- (v) party wall rights and agreements, if any;
- (vi) encroachments;
- (vii) Intentionally deleted;
- (viii) the Municipal Code of the City of EVANSTON;
- (ix) public and utility easements of record;
- (x) private easements of record;
- (xi) leases, licenses, operating agreements, and other agreements affecting the property;
- (xii) limitations and conditions imposed by the Illinois Condominium Property Act, if applicable;
- (xiii) installments due after closing for assessments levied pursuant to the Declaration, if applicable;
- (xiv) liens and matters of title over which the title insurance company is willing to insure; and
- (xv) acts done or suffered by grantee.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized signatories, the day and year first above written.

BANTAM FUNDING REO, LLC,
By Planet Home Lending, LLC, its attorney in fact

By: *Janeira Woods*

0039416

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

PAYD. JAN 06 2022

DATE: _____

AMOUNT: \$1710.00 Agent: LB

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STATE OF New York)
) ss.
COUNTY of Monroe)

I, Carie Sciabica a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Janina Woods, Assistant Vice President personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such he/she signed and delivered the said instrument and caused the seal of said company to be affixed thereto, pursuant to authority, given by the Board of Directors of said company as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of December, 2021.

Carie Sciabica
Notary Public

Commission expires _____
CARIE SCIABICA
Notary Public - State of New York
No. 01504970224
Qualified in Monroe County
Commission Expires 8/16/22

Prepared By:

John J. Voutiritsas
8770 W BRYN MAWR, SUITE 1300
CHICAGO, IL 60631

Send subsequent tax bills to:
Tanya Natasha Crawford, Gabriella Deschobi
1111 Church, #802
Evanston, IL 60201

MAIL TO:
Tanya Natasha Crawford, Gabriella Deschobi
1111 Church, #802
Evanston, IL 60201

11/18/21 11:11 AM

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