## 21029 UNOFFICIAL COPY

i PREPARED BY:

Codilis & Associates, P.C. Christine Coates, Esq. 15W030 N. Frontage Rd. Burr Ridge, IL 60527

MAIL TAX BILL TO:

Shandale Rowser
31 E. 152nd St.

IHARURY, IL LOUGULA

MAIL RECORDED DEED TO:

Carrden Law

5330 Mounst #200

LOWNERS GROVE, IL

Doc#. 2207007100 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/11/2022 06:53 AM Pg: 1 of 2

Dec ID 20220301641232

ST/CO Stamp 0-524-543-376 ST Tax \$18.00 CO Tax \$9.00

## SPECIAL WARRANTY DEED

THE GRANTOR, Ditech Fire scial LLC fka Green Tree Servicing LLC, of 75 Beattie Place, Greenville, SC 29601, a corporation organized and existing under the laws of South Carolina, 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) Shandale Rowser (Sovice Man), of 156 Dawn Lane Chicago heights, IL 60411, all interest in the following cest ribed real estate situated in the County of Cook, State of Illinois, to wit:

LOT "B" IN KAUR'S RESUBDIVISION OF LOTS 25, 26, 27 AND 28 IN BLOCK 57, BEING A SUBDIVISION OF SECTION 17, AND THE SOUTH 172 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 29-17-101-039-0000 PROPERTY ADDRESS: 31 E 152nd St, Harvey, IL 60426

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, that it has not done, 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, courtions 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.

## Special Warranty Deed Continued FFICIAL COPY

Dated this 2/15/2022

Ditech Financial LLC fka Green Tree Servicing LLC

By:

NewRezILLC f/k/a New Penn Financial, LLC d/b/a
Shellpoint Mortgage Servicing as Attorney in Fact

STATE OF _	Texas	<u>//x,                                   </u>	
		<i>y</i>	SS
COUNTY OF	Harris		

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Chris McCormick, Ditech Financial LLC fka Green Tree Servicing LLC, by NewRez LLC f/k/a New Penn Financial, L.C d/h/a Shellpoint Mortgage Servicing as Attorney in Fact 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 no/she/they signed, scaled and delivered the said instrument, as his/her/their free and voluntary act, for the uses and pu poses therein set forth.

Given under my hand and notarial seal, this

2/15/2022

Votary Public

My commission expires: 12/1

12/10/2025

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

Date

MONICA M. BYERS \* Notary Public, State of Texas Comm. Expires 12-10-2025 Notary 10 13-184629



No. 21976