

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

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

MAIL TAX BILL TO:

Shandale Rowser
31 E. 152nd St.
Harvey, IL 60426

MAIL RECORDED DEED TO:

Camden Law
5330 Main St #200
Downers Grove, IL
60515

SPECIAL WARRANTY DEED

THE GRANTOR, Ditech Financial 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 a single man, of 156 Dawn Lane Chicago heights, IL 60411, all interest in the following described 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 1/2 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, 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.

