

# UNOFFICIAL COPY



\*2215819044D\*

AFTER RECORDING RETURN TO:  
Radian Settlement Services, Inc.  
1000 GSK Drive, Suite 210  
Coraopolis, PA 15108  
File No. 1280411905

Doc# 2215819044 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/07/2022 03:56 PM PG: 1 OF 5

NAME AND ADDRESS OF TAXPAYER:  
Four Corners Management, LLC  
8S421 Hampton Circle  
Naperville, IL 60540

This document prepared by:  
Carlos Del Rio, Esq.  
8940 Main Street  
Clarence, NY 14071  
866-333-3081

Parcel ID No.: 25-19-224-065-0000

## SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 16<sup>th</sup> day of May, 2022,  
by and between **Radian Guaranty, Inc.**, located at 550 E Swedesford Road, Suite 350, Wayne, PA  
19087, hereinafter referred to as Grantor(s) and **Four Corners Management, LLC**, located at 8S421  
Hampton Circle, Naperville, IL 60540, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of ONE HUNDRED  
THOUSAND TWO HUNDRED and 00/100 (\$100,200.00) DOLLARS, cash in hand paid, the receipt of  
which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed  
and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the  
following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 11472 South Church Street, Chicago, IL 60643

Prior instrument reference: 2213745162, Recorded: May 17, 2022

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations  
of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights,  
privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining  
unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever  
in fee simple.

### REAL ESTATE TRANSFER TAX

07-Jun-2022



CHICAGO:	753.75
CTA:	301.50
<b>TOTAL:</b>	<b>1,055.25 *</b>

### REAL ESTATE TRANSFER TAX

07-Jun-2022



COUNTY:	50.25
ILLINOIS:	100.50
<b>TOTAL:</b>	<b>150.75</b>

25-19-224-065-0000 | 20220601636745 | 1-397-219-408

25-19-224-065-0000 | 20220601636745 | 0-454-299-728

\* Total does not include any applicable penalty or interest due.

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And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 16<sup>th</sup> day of May, 2022.

**Radian Guaranty, Inc.**

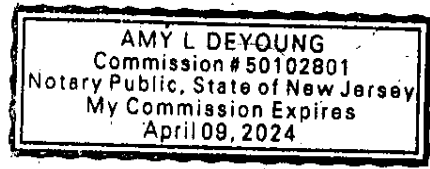
By: *[Signature]*  
Name: Joseph Recchioni  
Title: AVP, Loss Management

New Jersey  
State of ~~Illinois~~  
County of Gloucester

This instrument was acknowledged before me on 16<sup>th</sup> day of May, 2022 by Joseph Recchioni as AVP, Loss Management of Radian Guaranty, Inc.

(Seal)

*[Signature]*  
(Signature of Notary Public)



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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## STATEMENT BY GRANTOR AND GRANTEE

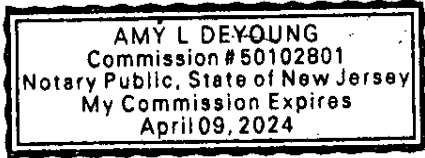
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 May 16<sup>th</sup>, 2022.

Signature: [Signature]  
Grantor, or Agent

Subscribed and sworn to before me by the said Joseph Recchioni AVP Loss Management this 16<sup>th</sup>, day of May, 2022.

Amy Deljune  
Notary Public  
My commission expires: April 9, 2024



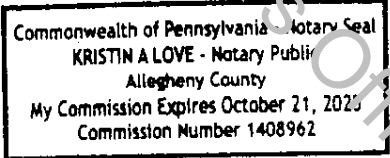
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 June 2, 2022.

Signature: [Signature]  
Grantee, or Agent

Subscribed and sworn to before me by the said BRIAN STULTZ this 2<sup>ND</sup>, day of JUNE, 2022.

[Signature]  
Notary Public  
My commission expires: OCT. 21 2025



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

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**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 30 IN BLOCK 91 IN WASHINGTON HEIGHTS, A SUBDIVISION IN SECTIONS, 18, 19 AND 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID NO.: 25-19-224-065-0000

PROPERTY COMMONLY KNOWN AS: 11472 SOUTH CHURCH STREET, CHICAGO, IL 60643

Property of Cook County Clerk's Office

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## PLAT ACT AFFIDAVIT

State of ~~Illinois~~ New Jersey  
} ss.

County of Gloucester

Joseph Recchioni, being duly sworn on oath, states that Radian Guaranty, Inc resides at 550 E Swedesford Road, Suite 350, Wayne, PA 19087. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
- OR -  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that 1 makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 16<sup>th</sup> day of May, 2022.

Amy DeYoung

Joseph Recchioni  
Joseph Recchioni A/R Loss Management  
Radian Guaranty Inc.

AMY L DEYQUNG  
Commission # 50102801  
Notary Public, State of New Jersey  
My Commission Expires  
April 09, 2024