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2216800012D

Doc# 2216800012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/17/2022 11:22 AM PG: 1 OF 7

This instrument prepared by: Ross M. Rosenberg, Esq., Admitted to the Bar of Illinois, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103, Phone: (513) 247-9605 Fax: (666) 611-0170.

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 2143400

Mail Tax Statements To: **TRAVIS WINSLOW and ALVINA G. FRANKLIN: 303 SIMPLON CIRCLE, LYNWOOD, IL 60411**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
29274000940000**

SPECIAL/LIMITED WARRANTY DEED

LYNX REO FUND I, LLC, hereinafter grantor, whose tax-mailing address is **1820 LARIMER ST. SUITE 1825, DENVER, CO 80202**, for \$205,897.00 (Two Hundred Five Thousand Eight Hundred Ninety Seven Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **TRAVIS WINSLOW and ALVINA G. FRANKLIN**, hereinafter grantees, whose tax mailing address is **303 SIMPLON CIRCLE, LYNWOOD, IL 60411**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: _____, Recorded on _____

REAL ESTATE TRANSFER TAX

17-Jun-2022



COUNTY:	103.00
ILLINOIS:	206.00
TOTAL:	309.00

29-27-400-094-0000

| 20220501632858 | 1-103-153-232

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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 grantees forever.

Executed by the undersigned on June 1, 2022 :

LYNX REO FUND I, LLC

By: [Signature]
Its: Authorized Person

STATE OF Colorado
City of COUNTY OF Denver

The foregoing instrument was acknowledged before me on 1st of June, 2022 by Scott Vos the Authorized Person on behalf of American Mortgage Investment Partners Management, LLC as attorney in fact LYNX REO FUND I, LLC who is personally known to me or has produced 2 Colorado Drivers License 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

ELIZABETH S VANDEGRIFT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994022569
MY COMMISSION EXPIRES 08/11/2023

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

Date: June 1, 2022
SW

Buyer, Seller or Representative

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and 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 1, 2022

[Signature]

Signature of Grantor or Agent

Subscribed and sworn to before

Me by the said Scott Vas a
this 1st day of June, 2022

ELIZABETH S VANDEGRIFT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994022569
MY COMMISSION EXPIRES 08/11/2023

NOTARY PUBLIC [Signature]

The Grantee or 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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date _____, 20____

Signature of Grantee or Agent

Subscribed and sworn to before

Me by the said _____
This _____ day of _____,
20____.

NOTARY PUBLIC _____

NOTE: Any person who knowingly submits a false statement concerning the identity of 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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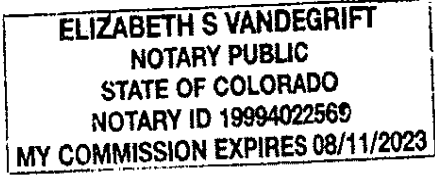
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and 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 1, 2022

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Scott Vas a
this 1st day of June, 2022



NOTARY PUBLIC [Signature]

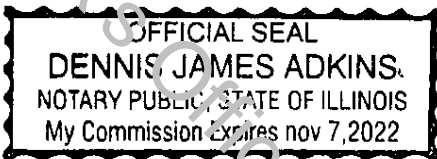
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date June 7, 2022

T. W.
Signature of Grantee or Agent

[Signature]
GRANTEE OR AGENT

Subscribed and sworn to before
Me by the said TRAVIS WINSLOW AND ALVINA G. FRANKLIN
This 7 day of JUNE, 2022



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 IL, and is described as follows: Situate in the County of Cook, State of Illinois, to wit: Lot 69 in the First Addition to Thornwood Subdivision, being a Subdivision of the heretofore vacated part of Toepfer's Thornwood Subdivision of the North 3/4 of the West 1/2 of the Southeast 1/4 of Section 27, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Tax ID: 29274000940000

PROPERTY ADDRESS 14 INDIAN WOOD DR., THORNTON, IL 60476

Property of Cook County Clerk's Office

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Plat Act Affidavit

STATE OF _____)
) SS
 COUNTY OF _____)

DOCUMENT NUMBER _____

I, (Name) _____, being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 14 INDIAN WOOD DR., THORNTON, IL 60476, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyance made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land 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.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the Cook COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

[Signature]

 (Signature)

SUBSCRIBED and SWORN to before me this 1 day of June, 2022

NOTARY: [Signature]

 (seal)

ELIZABETH S VANDEGRIFT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994022569
MY COMMISSION EXPIRES 08/11/2023