

# UNOFFICIAL COPY

This Document Prepared By:

Gail C. Hersh, Jr. Esq.
Allodial Title LLC
P.O. Box 165028
Columbus, Ohio 43216-5028
File No. 2022010034A

Doc#. 2219620158 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/15/2022 11:30 AM Pg: 1 of 4

Dec ID 20220701671367  
ST/CO Stamp 0-638-661-712 ST Tax \$47.00 CO Tax \$23.50

After Recording Return To:

Allodial Title LLC
P.O. Box 165028
Columbus, Ohio 43216-5028

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this <sup>23<sup>RD</sup></sup> day of June, 2022, between **Beal Bank USA** ("Grantor"), duly authorized to transact business in the State of Illinois, and **Elia Pina Mondragon and Rosario Pina Mondragon**, ("Grantees"), WITNESSETH that the Grantor, for and in consideration of the sum of Forty-Seven Thousand Dollars (\$47,000.00), and other good and valuable consideration in hand paid by the Grantees, the receipt of which is hereby acknowledged, by these presents does hereby CONVEY and SPECIALLY WARRANTS to Grantees, not as tenants in common, but as joint tenants with the right of survivorship, and their heirs and assigns, FOREVER, all the following described real estate located in the County of Cook, State of Illinois, to wit:

**Lots 29 and 30 in Block 2 in Boulevard Addition to Harvey, a subdivision of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

Property Address: **15545 Lincoln Avenue, Harvey, IL 60426**  
Permanent Index No.: **29-18-402-062-0000**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantees, their heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantees, 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 current and subsequent taxes and other assessments, building lines and building laws and ordinances, zoning laws and ordinances, public and private roads and highways, and reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

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In witness whereof, said Grantor has hereunto set its hand this 23<sup>rd</sup> day of June, 2022.

\$ 47,000



No. 22062

**Beal Bank USA**

By: Radian Real Estate Management, LLC, as Attorney in Fact

By: \_\_\_\_\_

Printed Name: Elizabeth Taylor

Title: REO Manager

POA Recorded: Book \_\_\_\_\_ Page \_\_\_\_\_  
Instrument No. 2219506502

State of Texas }

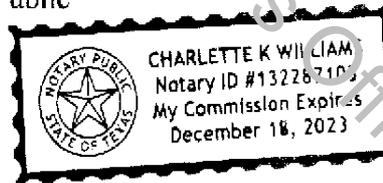
County of Collin } SS:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elizabeth Taylor, the REO Manager of **Radian Real Estate Management, LLC, as Attorney in Fact for Beal Bank USA**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the instrument as his/her free and voluntary act, and as the free and voluntary act and deed of said **Radian Real Estate Management, LLC, as Attorney in Fact for Beal Bank USA**, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23<sup>rd</sup> day of June, 2022.

Commission Expires: 12/18/2023

\_\_\_\_\_  
Notary Public



Mail Tax Bills To:

Elia Pina Mondragon and Rosario Pina Mondragon  
3648 West 65th Street  
Chicago, IL 60629

Grantee Mailing Address:

Elia Pina Mondragon and Rosario Pina Mondragon  
3648 West 65th Street  
Chicago, IL 60629

REAL ESTATE TRANSFER TAX

15-Jul-2022



COUNTY: 23.50  
ILLINOIS: 47.00  
TOTAL: 70.50

29-18-402-062-0000

| 20220701871367 | 0-638-661-712

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

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 (**ABI**) 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 another 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.

DATED: June | 23 | 2022

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

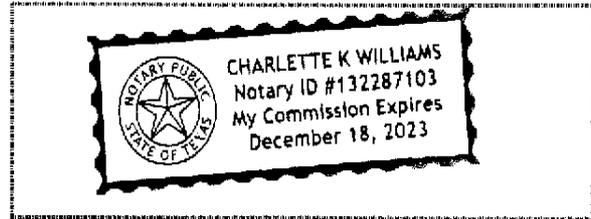
Charlette K. Williams

By the said (Name of Grantor): Elizabeth Taylor

On this date of: 23rd June, 2022

NOTARY SIGNATURE: [Signature]

#### AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: \_\_\_\_\_ | \_\_\_\_\_ | 20

SIGNATURE: \_\_\_\_\_  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

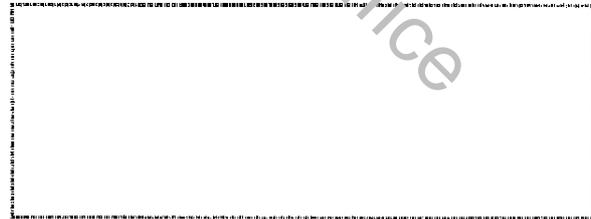
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): \_\_\_\_\_

On this date of: \_\_\_\_\_ | \_\_\_\_\_ | 20

NOTARY SIGNATURE: \_\_\_\_\_

#### AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

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DATED: 6 | 30 | 2022

SIGNATURE: \_\_\_\_\_

GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

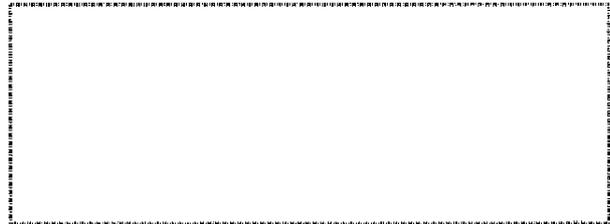
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantor): \_\_\_\_\_

On this date of:          |          | 20

NOTARY SIGNATURE: \_\_\_\_\_

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

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DATED: 6 | 30 | 20

SIGNATURE: \_\_\_\_\_

GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

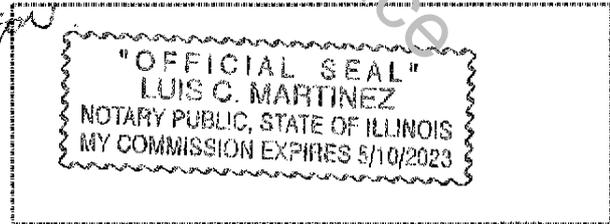
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantee): EIA PINA MONDIA (AGCN)

On this date of: JUNE | 30 | 2022

NOTARY SIGNATURE: \_\_\_\_\_

AFFIX NOTARY STAMP BELOW



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