2-10 2973 UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO

Nicole Laba 5840W,1049St

Ted Kowalczyk
6052 W 63PMST
Chicago IL60638

Doc#. 2219918306 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 07/18/2022 01:50 PM Pg: 1 of 2

Dec ID 20220601664398

ST/CO Stamp 0-776-926-288 ST Tax \$113.50 CO Tax \$56.75

SPECIAL WARRANTY DEED

UNIT NO. 202 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOTS 14, 15, 16. 17, 30, 31, 32 AND 33 IN FRANK DE LUGACH'S AUSTIN GARDENS SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTY, LANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/1. OF MENARD AVENUE LYING EAST AND ADJOINING AFORESAID LOTS 14 TO 17 WHICH WAS VACATED BY ORDINANCE RECORDED JUNE 9, 1970 AS DOCUMENT NUMBER 21179042, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINUM MADE BY BEVERLY BANK, CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEM AND DATED OCTOBER 19, 1971 AND KNOWN AS TRUST NUMBER 8-2796 RECORDED AS DOCUMENT 227:5878, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPT FROM SAIDPARCEL ALL THE PROPERTY AND SPACE AND COMPRISING ALL THE UNITS THEREOF AS DETINED AS SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 24-17-213-014-1021

PROPERTY ADDRESS: 5840 W 104th Street 202, Oak Lawn, IL 60453

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.

2219918306 Page: 2 of 2

Special Warranty Deed Control of FFICIAL COPY

Dated this6-29-22	
	•
	Bank Trust National Association, Not In Its Individual
Сарасц	ry But Solely As Owner Trustee For VRMTG Asset Trust
\/	
X By:,	//New // June
/\ ·	NewRez LLC I/k/a New Penn Financial, LLC d/b/a
	Shellpoint Mortgage Servicing as Attorney in Fact
0.	
10	
Q _A	
STATE OF Texas	
) SS.	
COUNTY OF Harris)	
I, the undersigned, a Notary Public in and for sond County, i	n the State aforesaid, do hereby certify that
Chris McCormick US Ba	ank Trust National Association, Not In Its Individual
Capacity But Solely As Owner Trustee For VRMTC Asset	Trust, by NewRez LLC f/k/a New Penn Financial, LLC
d/b/a Shellpoint Mortgage Servicing as Attorney in Fac., poname(s) is/are subscribed to the foregoing instrument, apper	rsonally known to me to be the same person(s) whose
he/she/they signed, sealed and delivered the said instrument	as nis/her/their free and voluntary act, for the uses and
purposes therein set forth.	
	company more
Given under my hand and notarial seal, th	nis
	Monica M Byers
	Notary Public
	My commission expires: 12-10-25
Exempt under the provisions of paragraph	MCNICA M. BYERS
Section 4, of the Real Estate Transfer ActDate	Notary Public State of Texas Comm. Expires 12-10-2025
Agent.	Notary ID (36434629
Village Real Estate Transfer Tax	William Control of the Control of th
Oak Lawn \$20 04081	
	Village Real Estate Transfer Tax
Villan	of\$300
Village Real Estate Transfer Tax	Oak Lawn . 05441
^{Oak} Lawn \$50	
06801	llage Real Estate Transfer Tax
	of \$200
Oak	Lawn 5200 05518