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Doc#. 2225001350 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/07/2022 02:48 PM Pg: 1 of 8

Dec ID 20220901629539
ST/CO Stamp 1-086-478-928
City Stamp 1-061-313-104

Recording requested by:
C. R. Hall
Orion Financial Group, Inc.
2860 Exchange Blvd., Suite 100
Southlake, TX 76092

and when recorded, please return this deed to:
Orion Financial Group, Inc.
2860 Exchange Blvd., Suite 100
Southlake, TX 76092

Mail Tax Statements to Grantee:
CAROLYN NEAL
2216 170TH ST, HAZLECREST IL 60429

Above reserved for official use only

SPECIAL WARRANTY DEED

THE GRANTOR: DEUTSCHE BANK NATIONAL TRUST COMPANY FORMERLY KNOWN AS BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE FOR VENDEE MORTGAGE TRUST 2002-1, WITHOUT RECOURSE, IN A POOLING & SERVICING AGREEMENT DATED FEBRUARY 1, 2002 AS OF FEBRUARY 28, 2002 whose address is 1600 South Douglass Road, Suite 200-A, Anaheim CA 92806 FOR A VALUABLE CONSIDERATION, in the amount of \$ 28,200.00, in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and SPECIALLY WARRANTS to CAROLYN NEAL ("Grantee"), whose address is 2216 170TH ST, HAZLECREST IL 60429 (Grantee's Address) all right, title, interest and claim to the following real estate in the County of Cook, State of Illinois with the following legal description:

SEE ATTACHED EXHIBIT A

DEED IS BEING MADE TO CONSUMMATE AN UNRECORDED INSTALLMENT CONTRACT FOR SALE OF REAL ESTATE BETWEEN THE PARTIES, DATED 8/8/2001 Parcel ID No.: 25-21-221-037 LAKE TOWNSHIP Property Address: 56 WEST 113TH PLACE, CHICAGO, IL 60628

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.



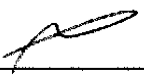
NEAL *16185361*

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RETURN TO: C. R. Hall
Orion Financial Group, Inc.
2860 Exchange Blvd., Suite 100
Southlake, TX 76092

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.
Property Address: Property Address, 56 WEST 113TH PLACE, CHICAGO, IL 60628

EXECUTED this 8/22/2022
DEUTSCHE BANK NATIONAL TRUST COMPANY FORMERLY KNOWN AS BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE FOR VENDEE MORTGAGE TRUST 2002-1, WITHOUT RECOURSE, IN A POOLING & SERVICING AGREEMENT DATED FEBRUARY 1, 2002 AS OF FEBRUARY 28, 2002
By Carrington Mortgage Services, LLC as Attorney In Fact




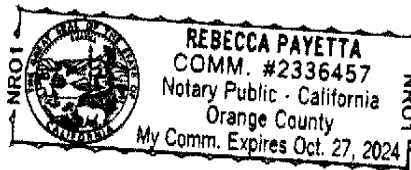
Arin Azzam
Manager, Lien Release

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On 8-22-2022 before me, Rebecca Payetta, Notary Public, personally appeared Arin Azzam, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.


Notary public, Rebecca Payetta
My commission expires: Oct. 27, 2024



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RETURN TO: C. R. Hall
Orion Financial Group, Inc.
2860 Exchange Blvd., Suite 100
Southlake, TX 76092

MUNICIPAL TRANSFER STAMP (If Required)

Prepared by:
Diaz Anselmo & Associates, LLC
1771 W. Diehl, Suite 120
Naperville, IL 60563

COUNTY/ILLINOIS TRANSFER STAMP (If Required)

EXEMPT under provisions of Paragraph G
Section 31-45, Property Tax Code.

Date: 8/22/2-22



Buyer, Seller or Representative

This document must contain the name and address of the Grantor for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-1022).

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Exhibit A

LOT 38 (EXCEPT THE WEST 4 FEET 9 INCHES OF THE SOUTH 73 FEET THEREOF) AND THE EAST 6 INCHES OF THE NORTH 51 1/2 FEET OF LOT 37 IN DALENBERG'S SUBDIVISION OF BLOCK 5 IN FIRST ADDITION TO PULLMAN IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A 56 WEST 113TH PLACE, CHICAGO, ILLINOIS 60628

TAX I.D.# 25-21-221-037


16185361

Cook County, IL

CMS/WD/ROLC

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Property of Cook County Clerk's Office



REAL ESTATE TRANSFER TAX	02-Sep-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-21-221-037-0000 | 20220901629539 | 1-061-313-104

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		02-Sep-2022
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
25-21-221-037-0000		20220901629539 1-086-478-928

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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: 8 | 22 | 2022

SIGNATURE: *[Signature]* Arin Azzam

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:

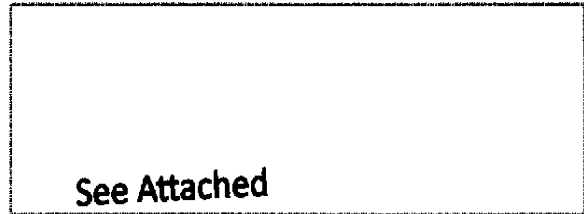
[Signature]

By the said (Name of Grantor): Fis'in Azzam

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 22 | 2022

NOTARY SIGNATURE: *[Signature]*



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: 08 | 18 | 2022

SIGNATURE: *[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:

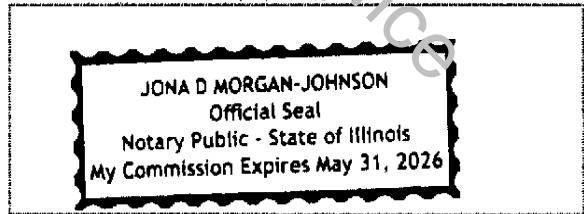
[Signature]

By the said (Name of Grantee): Carolyn Neal

AFFIX NOTARY STAMP BELOW

On this date of: 08 | 18 | 2022

NOTARY SIGNATURE: *[Signature]*



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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CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 22 day of August, 2022, by Arin Azzam, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature *Rebecca Payetta*

(Seal)

