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Doc#: 2228055113 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/07/2022 03:11 PM Pg: 1 of 3

Dec ID 20220901640319
ST/CO Stamp 0-666-226-256 ST Tax \$140.00 CO Tax \$70.00

SL# 220237806

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square
Suite 450
Schaumburg IL 60173

After Recording Return To:
Donev Dollar Store LLC
7921 Knottingham Cir. 2B
Darien, IL 60561

Mail Tax Statements To: Donev Dollar Store LLC ; 7921 Knottingham Cir. 2B, Darien, IL 60561

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
28-34-208-010-0000

SPECIAL WARRANTY DEED

REO Acquisition I, LLC, whose mailing address is **2001 Ross Avenue, Suite 2800, Dallas TX 75201**, hereinafter grantor, for **\$140,000.00 (One Hundred Forty Thousand Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **Donev Dollar Store LLC**, hereinafter grantee, whose tax mailing address is **7921 Knottingham Cir. 2B, Darien, IL 60561**

Property Address is: 4233 176th Pl., Country Club Hills, IL 60478

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LOT 26 IN J.E. MERRIONS COUNTRY CLUB HILLS UNIT NO. 11, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MAY 29, 1969 AS DOCUMENT NUMBER 2453808

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 grantee forever.

Prior instrument reference:

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Executed by the undersigned on 9/6, 2022:

SERVICELINK NLS, LLC, as Attorney-in-Fact for REO Acquisition I, LLC

By: Lauren Helen Pyzoha

Name: Lauren Helen Pyzoha

Its: ASSISTANT VICE PRESIDENT

STATE OF Pennsylvania
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on 9/6, 2022 by Lauren Helen Pyzoha its ASSISTANT VICE PRESIDENT on behalf of **SERVICELINK NLS, LLC, as Attorney-in-Fact for REO Acquisition I, LLC** who is personally known to me or has produced NA 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.

Commonwealth of Pennsylvania - Notary Seal
Heather L. Burroughs, Notary Public
Allegheny County
My commission expires March 13, 2026
Commission number 1328277
Member, Pennsylvania Association of Notaries

Heather L. Burroughs
Notary Public



4233 176th PL NO.
22-287
9/23/22 \$ 700⁰⁰

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

Date: _____

Buyer, Seller or Representative