

UNOFFICIAL COPY

Doc#: 2230728363 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/03/2022 03:56 PM Pg: 1 of 3

Dec ID 20221001672651
ST/CO Stamp 0-696-887-632 ST Tax \$90.50 CO Tax \$45.25

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

After Recording Return To:
RAMZEY D LLC
620 Devon Dr.,
Burr Ridge, IL 60527

Mail Tax Statements To: RAMZEY D LLC; 620 Devon Dr., Burr Ridge, IL 60527

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
29 - 02 - 332 - 032 - 0000

SPECIAL WARRANTY DEED

CITIGROUP MORTGAGE LOAN TRUST 2018 - RP3, whose mailing address is **425 South Financial Place, Suite 2000, Chicago, IL 60605**, hereinafter grantor, for **\$99,500.00 (Ninety Thousand Five Hundred Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **RAMZEY D LLC**, hereinafter grantee, whose tax mailing address is **620 Devon Dr., Burr Ridge, IL 60527**, the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE, IN THE COUNTY OF COOK AND STATE OF ILLINOIS KNOWN AND DESCRIBED AS FOLLOWS, TO-WIT: LOT 30 (EXCEPT THE SOUTH 10 FEET THEREOF) AND ALL OF LOT 31 IN BLOCK 13 IN CALUMET PARK THIRD ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT NO. 8999101, IN COOK COUNTY, ILLINOIS.

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Property Address is: 14500 S Woodlawn Ave., Dolton, IL 60419

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: **2227816007**

VILLAGE OF DOLTON
 WATER/REAL PROPERTY TRANSFER TAX No. 25605
 ADDRESS: 14500 Woodlawn
 ISSUE: 10-28-22 ENTERED: 11-28-22
 AMT: 50.00
 TYPE: Special Warranty JD Alden

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Executed by the undersigned on 10/06/2022:

CITIGROUP MORTGAGE LOAN TRUST 2018 – RP3, by Fay Servicing LLC, As attorney in fact

By: [Signature]

Name: Jose Monserrate

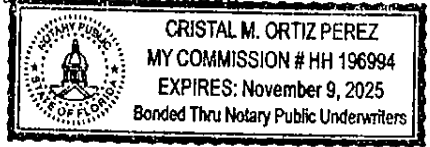
Its: REO CLOSER

Witness: [Signature]

Witness: [Signature]

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me on 10/06/2022, by Jose Monserrate its REO CLOSER on behalf of **CITIGROUP MORTGAGE LOAN TRUST 2018 – RP3, by Fay Servicing LLC, as Attorney in Fact**, who has produced D.L. 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

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