

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THE GRANTOR, Neighborhood Lending Services, Inc.

**FIRST AMERICAN TITLE**  
**FILE #** AE1020844

Doc#: 2300540038 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/05/2023 10:20 AM Pg: 1 of 2

Dec ID 20221201618618  
ST/CO Stamp 0-657-769-296 ST Tax \$120.00 CO Tax \$60.00  
City Stamp 1-723-188-048 City Tax: \$1,324.65

A corporation created and existing by virtue of the laws of the State of IL USA, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 13 day of December, 2022, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Pop Investment LLC, 3270 Central Park, Skokie, IL 60076

The following described real estate situated in the County of Cook and State of Illinois, to wit:  
LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging, The GRANTOR does covenant that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner incumbered, or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to: General real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record, building lines and easements if any.

PERMANENT REAL ESTATE NUMBER: 25-03-213 012-0000

ADDRESS OF REAL ESTATE: 535 E. 88th Pl., Chicago, IL 60619

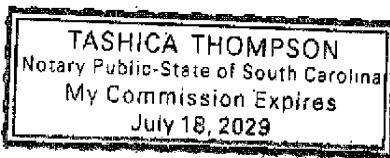
IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ and attested by its \_\_\_\_\_ the day and year written above.

Neighborhood Lending Services, Inc., By Roundpoint Mortgage Servicing Corporation, As Attorney-in-Fact by Amber Todd, SVP of Default Servicing

*(Signature)*  
Notary Office

STATE OF South Carolina  
COUNTY OF York

I, Tashica Thompson, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Amber Todd personally known to be the SVP of Default Servicing of Neighborhood Lending Services, Inc., by Roundpoint Mortgage Servicing Corporation, as Attorney-in-Fact and personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and caused the corporate seal of the aforesaid corporation to be affixed thereto, pursuant to authority given by said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation.



Given under my hand and official seal, this 13 day of Dec, 2022

Commission expires July 18, 2029 Tashica Thompson  
NOTARY PUBLIC

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## LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

LOT 15 AND THE WEST 7 FEET OF LOT 16 IN BLOCK 34 IN S.E. GROSS' SUBDIVISION OF BLOCKS 27 TO 42 BOTH INCLUSIVE OF DAUPHIN PARK SECOND ADDITION, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as :

535 E 88<sup>th</sup> Pl  
Chicago, IL 60619

535 E. 88<sup>th</sup> Pl.  
Chicago, IL 60619

Mail to:

Kessler & Keirnan, P.C.  
3255 N. Arlington Heights Rd., Ste. 501  
Arlington Heights, IL 6000

Send Subsequent Tax Bills To:

C/o RoundPoint Mortgage Servicing Corp.  
446 Wrenplace Road  
Fort Mill, SC 29715

Property of Cook County Clerk's Office