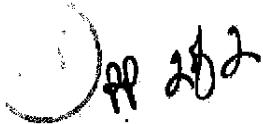


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Doc#. 2303408078 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/03/2023 11:39 AM Pg: 1 of 4

Dec ID 20230101642732
ST/CO Stamp 0-161-179-472 ST Tax \$100.00 CO Tax \$50.00
City Stamp 1-099-392-848 City Tax: \$1,050.00


Commitment Number: 220371233NR
Seller's Loan Number: 58796-1

This instrument prepared by: Carlos Del Rio, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

After Recording Return To:

~~ServiceLink, LLC~~ **Fernando Ruvalcaba**
~~1325 Cherrington Parkway~~ **9824 S. Spaulding Ave.**
~~Coraopolis, PA 15108~~ **Evergreen Park, IL 60805**

Mail Tax Statements To: ~~FERNANDO RUVALCABA: 7621 South Luella Avenue, Chicago, IL 60649~~
**7624 S. Spaulding Ave.,
Evergreen Park, IL 60805**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
20-25-413-007-0000

SPECIAL/LIMITED WARRANTY DEED

The grantor, **JUPITER PROPERTY MANAGER, LLC**, whose tax-mailing address is 201 East Mcbee Avenue, Ste. 300, Greenville, SC 29601, for and in consideration of \$100,000.00 (One Hundred Thousand Dollars and Zero Cents), hereby grants, bargains, sells, and conveys to the grantee, **FERNANDO RUVALCABA**, whose tax mailing address is 7621 South Luella Avenue, Chicago, IL 60649, all of the following described and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows:

Lot 4 in Resubdivision of Lots 29 to 40 inclusive in Block 1 in Boyd and Hall's Subdivision of the North 1/2 of the West 1/2 of the East 1/2 of the Southeast 1/4 of Section 25, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. Commonly known as 7621 South Luella Avenue, Chicago, Illinois 60649 Property index number (PIN): 20-25-413-007-0000

Property Address is: 7621 South Luella Avenue, Chicago, IL 60649

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Prior instrument reference: **2214318253**

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.

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 grantees forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Executed by the undersigned on December 5, 2022 :

JUPITER PROPERTY MANAGER, LLC, by LIMA ONE CAPITAL LLC as Attorney in fact

By: 
Name: Kevin Holliday

Its: Director of Servicing Operations

STATE OF South Carolina
COUNTY OF Greenville

The foregoing instrument was acknowledged before me on December 5, 2022 by Kevin Holliday its Director of Servicing Operations on behalf of **JUPITER PROPERTY MANAGER, LLC, by LIMA ONE CAPITAL LLC as Attorney in fact**, who is personally known to me or has produced _____ 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.


Notary Public



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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

Property of Cook County Clerk's Office