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Doc#: 2311841061 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/28/2023 10:39 AM Pg: 1 of 4

Dec ID 20230401603862
ST/CO Stamp 0-602-832-080 ST Tax \$222.50 CO Tax \$111.25
City Stamp 1-740-602-576 City Tax: \$2,336.25



Commitment Number: 220610688 NR
Seller's Loan Number: 0100407084

This instrument prepared by Courtney E. Dec, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

After Recording Return To:
ServiceLink, LLC
1325 Cherrington Parkway
Coraopolis, PA 15108

Mail Tax Statements To: **DAVID JARACZ: 919 St Stephens Green Circle, Oak Brook, IL 60523**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
16-23-306-023-0000

SPECIAL/LIMITED WARRANTY DEED

The grantor, **TOWNE MORTGAGE COMPANY**, whose tax-mailing address is **2170 E. BIG BEAVER ROAD STE. A, TROY, MI 48083**, for and in consideration of \$222,500.00 (Two Hundred Twenty Two Thousand Five Hundred Dollars and Zero Cents), hereby grants, bargains, sells, and conveys to the grantee, **DAVID JARACZ**, whose tax mailing address is **919 ST STEPHENS GREEN CIRCLE, OAK BROOK, IL 60523**, 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 5 IN BLOCK 2 IN THE RESUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 5 AND VACATED ALLEYS IN LANSINGH'S SECOND ADDITION TO CHICAGO A SUBDIVISION OF LOTS 2,3,4,17,18 AND 19 (EXCEPT THE WEST 146.17 FEET OF SAID LOTS 4 AND 17) IN J.H. KEDZIE'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 23 TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property Address: 1616 S MILLARD AVE CHICAGO, IL 60623

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Parcel ID Number: 16-23-306-023-0000

Property Address is: 1616 S MILLARD AVE, CHICAGO, IL 60623

Prior instrument reference: **2303741245**

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 grantee forever.

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

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Executed by the undersigned on February 22, 2023:

TOWNE MORTGAGE COMPANY

By: [Signature]

Name: Zac Hubbell

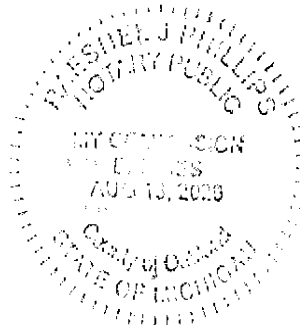
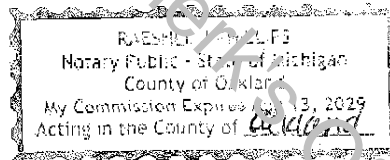
Its: Senior Loss Mitigation Manager

STATE OF Oakland

COUNTY OF Michigan

The foregoing instrument was acknowledged before me on February 22, 2023 by Zac Hubbell its Senior Loss Mitigation Manager behalf of **TOWNE MORTGAGE COMPANY**, 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.

[Signature]
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