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Doc# 2313233051 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/12/2023 09:51 AM Pg: 1 of 4

Dec ID 20230501615594
ST/CO Stamp 0-006-312-656 ST Tax \$49.50 CO Tax \$24.75
City Stamp 1-214-337-744 City Tax: \$519.75



Commitment Number: 220390576NR
Seller's Loan Number: 57554-1

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: **DOLLY ZEA: 10714 South Prairie Avenue, Chicago, IL 60628**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
25-15-304-024-0000

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 \$49,400.00 (Forty Nine Thousand Four Hundred Dollars and Zero Cents), hereby grants, bargains, sells, and conveys to the grantee, **DOLLY ZEA**, whose tax mailing address is 10714 South Prairie Avenue, Chicago, IL 60628, all of the following described and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows:

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LOT 11 AND THE NORTH 1 1/2 FEET OF LOT 12 IN BLOCK 1 IN MANUEL TRAINING SCHOOL ADDITION TO PULLMAN, A SUBDIVISION IN THE NORTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED JUNE 6, 1913 IN DOCUMENT NO. 05201392, IN COOK COUNTY, ILLINOIS.

Property Address is: 10714 South Prairie Avenue, Chicago, IL 60628

Prior instrument reference: **Doc#. 2218607110**

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 March 31, 20 23 :

JUPITER PROPERTY MANAGER, LLC

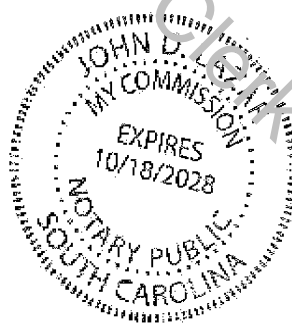
By: 
Name: Vinod Thomas

Its: Chief Servicing Officer

STATE OF South Carolina
COUNTY OF Greenville

The foregoing instrument was acknowledged before me on March 31, 20 23 by Vinod Thomas as Chief Servicing Officer on behalf of **JUPITER PROPERTY MANAGER, LLC** 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



PROPERTY OF Greenville County Clerk's Office

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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

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