

# UNOFFICIAL COPY

Doc#: 2313633212 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/16/2023 11:57 AM Pg: 1 of 2

**SPECIAL  
WARRANTY DEED  
Corporation to LLC**

Dec ID 20230501616821  
ST/CO Stamp 2-078-139-088 ST Tax \$77.50 CO Tax \$38.75

**MAIL TO:**

**Letty L. Elwood  
901 S. Hamilton St.  
Lockport, IL 60441**

**GRANTEE'S ADDRESS  
Name & Address of Taxpayer**

**Mel Bell Homes LLC  
2220 120<sup>th</sup> St.  
Blue Island, IL 60406**

**THE GRANTOR, FREEDOM MORTGAGE CORPORATION, a New Jersey corporation, of 951 W. Yamato Rd. Suite 175 Boca Raton, FL 33431 existing under and by virtue of the laws of the State of New Jersey and duly authorized to transact business in the State of New Jersey, for and in consideration of the sum of TEN AND NO/100----- DOLLARS and other good and valuable considerations in hand paid, and pursuant to the authority given by the said corporation CONVEYS and WARRANTS to: MEL BELL HOMES, LLC, an Illinois Limited Liability Company, of 2220 120th St. Blue Island, IL all interest in the following described Real Estate in the County of Cook, in the State of Illinois, to wit:**

**THE WEST 25 OF LOT 36 IN THE RESUBDIVISION OF LOTS 4 TO 24 BOTH INCLUSIVE AND TWO VACATED NORTH AND SOUTH ALLEYS, ALL IN ORIGINAL BLOCK 2 IN SOUTH WASHINGTON HEIGHTS, SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

**Permanent Index Number(s): 25-30-110-008-0000  
Address of Property: 2054 120<sup>th</sup> St. Blue Island, IL 60406**

**SUBJECT TO: building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; public and utility easements which serve the premises; public roads and highways, if any; and general real estate taxes for the years 2022 and subsequent years;**

**In witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to those present on this 16 day of February, 2023.**

**FIDELITY NATIONAL TITLE  
OC23000901**

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BY: [Signature]  
FREEDOM MORTGAGE CORPORATION  
BY XOME REALTY SERVICES, BY AS ITS ATTORNEY IN  
FACT.

\_\_\_\_\_(SEAL)

ATTEST: Kathy Crutcher  
It's Assistant Secretary

STATE OF Texas )  
COUNTY OF Denton )

I, the undersigned, a Notary Public in and for said State and County, DO HEREBY CERTIFY that Kathy Crutcher personally known to me to be the Asst. Secretary, respectively, of said Corporation and that Kathy Crutcher is personally known to me to be the same person(s) whose names is/are subscribed the foregoing instrument, appeared before me this day, in person and severally acknowledged that he/she has the authority to sign and has signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Trustees of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.  
GIVEN MY HAND AND SEAL THIS 16<sup>th</sup> DAY OF February 2023.

Commission Expires 12-16-25

[Signature]  
NOTARY PUBLIC

This instrument was prepared by:

Letty L. Elwood  
Attorney at Law  
901 South Hamilton Street  
Lockport, Illinois 60441

