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Doc# 2315815013 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/07/2023 10:23 AM PG: 1 OF 3

SPECIAL WARRANTY DEED

Statutory (Illinois)

Caution: Consult a lawyer before using or acting under this form. Neither the publisher nor the Seller of this form makes any warranty with respect thereto, including any warranty or merchantability or fitness for a particular purpose.

The Grantor, CSMA SFR HOLDINGS II-LSE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, having its principal office at 1850 PARKWAY PLACE, SUITE 900, MARIETTA, GEORGIA for and in consideration of the sum of Ten and 00/100s (\$10.00) Dollars, and other good and valuable considerations in hand paid, the receipt whereof is hereby acknowledged, by these presents does CONVEY and SPECIALLY WARRANT** unto Grantee, CORTEZ MAXWELL, A married man and DIANA MAXWELL A single woman, of 924 WARWICK DRIVE, MATTESON, ILLINOIS 60443, all interest in the following described Real Estate situated in the County of COOK, in the State of ILLINOIS, to wit:

See attached Legal Description.

(Strike Inapplicable)

- ~~1. As Tenants In Common~~
- 2. Not as Tenants in Common, but as Joint Tenants
- ~~3. Not as Joint Tenants, Not as Tenants In Common, but as Tenants By The Entirety Forever~~
- 4. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises (As Tenants In Common)(Not As Tenants in Common, but in JOINT TENANCY)(Not as Joint Tenants, Not as Tenants In Common, but as Tenants By The Entirety), forever.

Permanent Real Estate Index Number: 31-19-401-014-000

Address of Real Estate: 6620 BRIDLE PATH DRIVE, MATTESON, ILLINOIS 60443

In Witness Whereof, said Grantor, has executed this Special Warranty Deed as of this the 23 day of May, 2023.

CSMA SFR HOLDINGS II-LSE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

By:

Jacqueline Barnes

Its: Authorized Signatory

REAL ESTATE TRANSFER TAX

07-Jun-2023



COUNTY:	157.50
ILLINOIS:	315.00
TOTAL:	472.50

31-19-401-014-0000

| 20230601640318 | 0-584-481-488

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STATE OF GEORGIA
COUNTY OF COBB

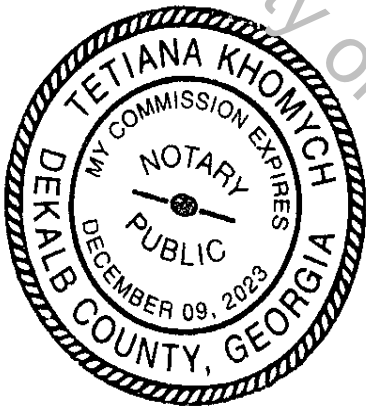
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Jacqueline Barnes personally known to me to be the authorized signatory of CSMA SFR HOLDINGS II-LSE, LLC, a Delaware limited liability company, signed and delivered the said instrument, as his/her/their free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 23rd day of May, 2023.

Tetiana Khomych
NOTARY PUBLIC

IMPRESS
NOTARIAL SEAL
HERE

Commission expires: 12/09/2023



Property of Cook County Clerk's Office

MAIL TO:

Spruce
6100 Tennyson PKWY
Suite 225
Piano, TX 75024

SEND SUBSEQUENT TAX BILLS TO:

CORTEZ and DIANA MAXWELL
6620 BRIDLE PATH DRIVE
MATTESON, ILLINOIS 60443

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LEGAL DESCRIPTION

Of premises commonly known as: 6620 BRIDLE PATH DRIVE MATTESON, ILLINOIS 60443

LOT 235 IN THE POINTE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 4, 2005, AS DOCUMENT 0509444003, IN COOK COUNTY, ILLINOIS.

**The Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises until the said Grantee and unto the Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

Subject to: covenants, conditions, and restrictions of record, building lines and easements, zoning ordinances, if any, general real estate taxes not due and payable at the time of closing, and any items mentioned in the contract.