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Doc# 2315906193 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/08/2023 11:23 AM PG: 1 OF 5

File No: IL2117653

Prepared by: Sarah Cordell, Esq., Cordell Law LLC, Illinois Bar No. 6305565, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

After Recording, Send to:
Novare National Settlement Service, LLC
3180 Curlew Rd, Suite 108
Oldsmar, FL 34677
Attn: Recording Desk

Mail Tax Statements To: **Juan Carlos Pelaez Rangel: 10620 Avenue B, Chicago, IL 60617**

Parcel Number: 26-07-134-070-0000

SPECIAL WARRANTY DEED

The grantor, **TD REO FUND, LLC**, ("Grantor"), of **23832 Rockfield Blvd, Suite 245. Lake Forest, CA 92630**, for and in the consideration of \$43,000.00 (Forty Three Thousand Dollars and Zero Cents) and other good and valuable consideration, in hand paid receipt of which is hereby acknowledged, grants, bargains, sells and conveys with covenants of special warranty to **Juan Carlos Pelaez Rangel**, ("Grantee"), whose tax mailing address is **10620 Avenue B, Chicago, IL 60617**, the following described real estate and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows:

23 Bar 58012

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 137 IN SOUTH SHORE ADDITION TO JEFFERY MANOR, BEING A RESUBDIVISION OF PARTS OF CALUMET TRUST'S SUBDIVISION NO. 3, ARTHUR DUNAS SOUTH SHORE RESUBDIVISION AND ARTHUR DUNAS SOUTH SHORE SUBDIVISION, ALL IN THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 9850 S Calhoun Avenue, Chicago, IL 60617

Prior deed recorded at Instrument No. 1933006066

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above and below, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any 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 covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but against no other.

REAL ESTATE TRANSFER TAX		08-Jun-2023
COUNTY:		21.50
ILLINOIS:		43.00
TOTAL:		64.50

26-07-134-070-0000 | 20230501635293 | 0-281-377-488

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Executed by the undersigned on May 4, 2023 :

TD REO FUND, LLC

By: _____

Name: Howard Grobstein

Its: CRO

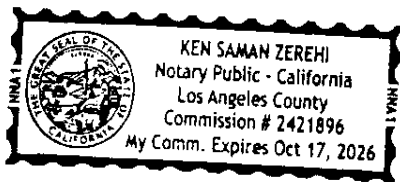
STATE OF California
COUNTY OF Los Angeles

I, the undersigned a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Howard B. Grobstein as CRO on behalf of **TD REO FUND, LLC**, personally known to me or has produced U.S. Passport as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4th day of May, 2023.

Ken Saman Zerehi

Ken Saman Zerehi, Notary Public



REAL ESTATE TRANSFER TAX

01-Jun-2023



CHICAGO	322.50
CTA	129.00
TOTAL:	451.50 *

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* Total does not include any applicable penalty or interest due.

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CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

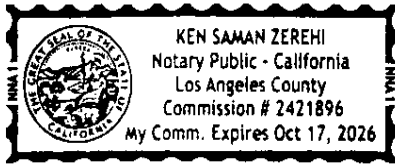
State of California

County of Los Angeles }

On 5/1/2023 before me, Ken Saman Zerehi, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Howard B. Grobstein
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document TD - RED FUND Special Warranty Deed - File # IL2117633
Title or Type of Document: 9850 S. Calhoun Ave, Chicago, IL 60617
Document Date: 5/4/2023 Number of Pages: 3
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

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EXHIBIT A

LEGAL DESCRIPTION

LOT 137 IN SOUTH SHORE ADDITION TO JEFFERY MANOR, BEING A RESUBDIVISION OF PART OF CALUMET TRUST'S SUBDIVISION NO. 3, ARTHUR DUNAS SOUTH SHORE RESUBDIVISION AND ARTHUR DUNAS SOUTH SHORE SUBDIVISION, ALL IN THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 9850 S Calhoun Ave, Chicago, IL 60617
PIN# 26-07-134-070-0000

Property of Cook County Clerk's Office