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Doc# 2317146153 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/20/2023 01:17 PM Pg: 1 of 4

After recording return to:
SERVICELINK
1325 Cherrington Parkway
Moon Township, PA 15108
ServiceLink No.: 191297218

Dec ID 20230601650573
ST/CO Stamp 1-873-876-688
City Stamp 1-188-320-976

Mail tax statements to:
Secretary of Housing and Urban Development
C/O Information Systems Networks Corp. (ISN)
Attention: Mortgagee Compliance Manager
2000 N Classen Blvd #3200
Oklahoma City, OK 73106

This document prepared by:
Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

SPECIAL WARRANTY DEED

Tax exempt under provision of Paragraph "E" Section 31-45 Property Tax Code.

Marsha Gerwig 3/11/2022
Signature of Buyer, Seller or Representative Date
Print Name: Marsha Gerwig

THIS DEED made and entered into on this 11th day of March, 2022, by and between **Nations Lending Corporation, an Ohio Corporation**, a mailing address of 4 Summit Park Drive, Suite 200, Independence, OH 44131, hereinafter referred to as Grantor and **Secretary of Housing and Urban Development, their successors and assigns**, a mailing address of C/O Information Systems Networks Corp., (ISN) 2000 N Classen Blvd., Suite 3200, Oklahoma City, OK 73106, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Parcel ID No.: 25-21-300-011-0000

Property commonly known as: 738 W 116th St, Chicago, IL 60628

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Executed this 11th day of March, 2022.

Nations Lending Corporation, an Ohio Corporation by LoanCare, LLC, as Attorney-in-Fact under a Limited Power of Attorney

By: *Marsha Gerwig*

Print Name: Marsha Gerwig

Title: Assistant Secretary

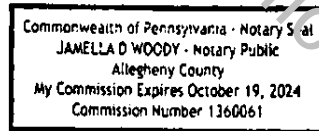
STATE OF Pennsylvania
CITY/COUNTY OF Allegheny

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Marsha Gerwig as

Assistant Secretary on behalf of LoanCare, LLC as Attorney-in-Fact under a Limited Power of Attorney for Nations Lending Corporation, an Ohio Corporation is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 11th day of March, 2022

Jamella D. Woody
Notary Public
Printed Name: Jamella D. Woody
My commission expires: 10/19/2024



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

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EXHIBIT "A" **LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO-WIT:

THE EAST 15 FEET OF LOT 52 AND 53 (EXCEPT THE EAST 30 FEET) IN SHARPSHOOTERS PARK, A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 25-21-300-011-0000

PROPERTY COMMONLY KNOWN AS: 738 W 116TH ST, CHICAGO, IL 60628

Property of Cook County Clerk's Office

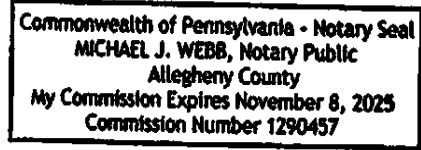
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 11, 2022 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said Alyssa Bresnau
this 11 day of March,
2022.

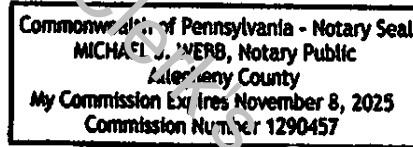


NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date March 11, 2022 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said Alyssa Bresnau
This 11 day of March,
2022.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)