

# UNOFFICIAL COPY

Doc#. 2317206348 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/21/2023 03:21 PM Pg: 1 of 3

## AFTER RECORDING RETURN TO:

Novare

4400 MacArthur Blvd, Suite 801

Newport Beach, CA 92660

File No. IL2209270BR

Dec ID 20230601650474

ST/CO Stamp 0-094-713-552 ST Tax \$101.00 CO Tax \$50.50

City Stamp 0-273-200-848 City Tax: \$1,060.50

## NAME AND ADDRESS OF TAXPAYER:

Chicago's Remodeling Inc.

8408 New Castle Avenue

Oak Lawn, IL 60459

This document prepared by:

Courtney E. Dec, Esq.

8940 Main Street

Clarence, NY 14031

866-333-3081

Parcel ID No.: 25-05-118 022-0000

## SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 13<sup>th</sup> day of June, 2023, by and between **Reverse Mortgage Funding, LLC**, located at 3900 Capital City Boulevard, Lansing, MI 48906, hereinafter referred to as Grantor(s) and **Chicago's Remodeling Inc., an Illinois Corporation**, located at 8408 New Castle Avenue, Oak Lawn, IL 60459, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Thousand Seven Hundred and 00/100 Dollars (\$100,700.00), cash in hand paid, 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, State of IL:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 8938 South Bishop Street, Chicago, IL 60620

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

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.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 13th day of June, 2023.

**Reverse Mortgage Funding, LLC**  
**By Compu-Link Corporation dba Celink, as Attorney-in-Fact**

**Bu: LRES, a Division of Trident Services, LLC**  
**Its: Signing Authority**



Name: Michele Westhuis  
Title: Office and Accounting Manager

Power of Attorney recorded on 05/11/2023 as Instrument No. 2313108148.

STATE OF Pennsylvania  
COUNTY OF Montgomery

This instrument was acknowledged before me on 13th day of June, 2023 by Michele Westhuis as Office and Accounting Manager of LRES, a Division of Trident Services, LLC for Reverse Mortgage Funding, LLC, By Compu-Link Corporation dba Celink, as Attorney-in-Fact.

  
(Signature of Notary Public)

Print Name: Heather M. Deal

My commission expires: 10/27/2023

Commonwealth of Pennsylvania - Notary Seal  
Heather M. Deal, Notary Public  
Montgomery County  
My commission expires October 27, 2023  
Commission number 1265271

# UNOFFICIAL COPY

**EXHIBIT A**  
**LEGAL DESCRIPTION**

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

THE NORTH 20 FEET OF LOT 9 AND LOT 8 (EXCEPT THE NORTH 40 FEET THEREOF) IN BLOCK 10 IN E. L. BRAINERD'S SUBDIVISION OF TELFORD BURNHAM'S SUBDIVISION (EXCEPT BLOCKS 1 AND 8 THEREOF) OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Parcel ID Number: 25-05-118-022-0000

Commonly known as 8938 S Bishop Street, Chicago, IL 60620

Property of Cook County Clerk's Office