

UNOFFICIAL COPY

PREPARED BY:
Codilis & Associates, P.C.
Christine Coates, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

Doc#: 2319413017 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/13/2023 09:37 AM Pg: 1 of 2

Dec ID 20230601659982
ST/CO Stamp 0-522-436-304 ST Tax \$145.00 CO Tax \$72.50

MAIL TAX BILL TO:

Nykita Tanksley
2124 S. 7th Avenue
Maywood, IL 60153

MAIL RECORDED DEED TO:

AP Law
1324 S. Rte 59 Suite 102
Plainfield, IL 60585

SPECIAL WARRANTY DEED

THE GRANTOR, MTGLQ Investors, L.P., of 75 Beattie Place, Suite 300, Greenville, SC 29601, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Nykita Tanksley, a single person, of 2124 S. 7th Avenue, Maywood, IL all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE NORTH 40 FEET OF LOT 149 IN FRANK C. WOOD'S ADDITION TO MAYWOOD, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 15-14-325-020-0000
PROPERTY ADDRESS: 2124 S. 7th Ave., Maywood, IL 60153

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable; any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

~~Real Estate~~ Transfer Tax Paid

580.00
Nykita Tanksley
VILLAGE OF MAYWOOD
7/7/2023

UNOFFICIAL COPYSpecial Warranty Deed - *Continued*Dated this 06/08/23

MTGLQ Investors, L.P.

By: NewRez LLC fka New Penn Financial nka Shellpoint
Mortgage Servicing as attorney in factSTATE OF SOUTH CAROLINA)
) SS.
COUNTY OF GREENVILLE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that LARRY GLANTZ, MTGLQ Investors, L.P., by NewRez LLC fka New Penn Financial nka Shellpoint Mortgage Servicing as attorney in fact 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 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 JUNE 8 2023

 Notary Public
 My commission expires: 04/12/2026

Exempt under the provisions of paragraph _____
 Section 4, of the Real Estate Transfer Act _____ Date _____
 _____ Agent.

