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Doc#. 2329249015 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/19/2023 09:29 AM Pg: 1 of 3

AFTER RECORDING RETURN TO:

Sammy Escobedo Vega
4523 S. Whipple St
Chicago, IL 60632
File No. IL2301484R

Dec ID 20231001648204
ST/CO Stamp 0-655-682-512 ST Tax \$215.00 CO Tax \$107.50
City Stamp 1-473-571-792 City Tax: \$2,257.50

NAME AND ADDRESS OF TAXPAYER:

Sammy Escobedo Vega
4523 S. Whipple St
Chicago, IL 60632

This document prepared by:

Courtney E. Dec, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 19-04-424-042-0000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 16th day of August, 2023, by and between **FAR REO Sub I LLC**, located at 3900 Capital City Boulevard, Lansing, MI 48906, hereinafter referred to as Grantor(s) and **Sammy Escobedo-Vega, a single man**, residing at 4523 S. Whipple St, Chicago, IL 60632, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00), 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 Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 4604 S Leamington Avenue, Chicago, IL 60638

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.

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IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 17th day of August, 2023.

FAR REO Sub I LLC
By Compu-Link Corporation dba Celinx, as Attorney-in-Fact

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

By: 

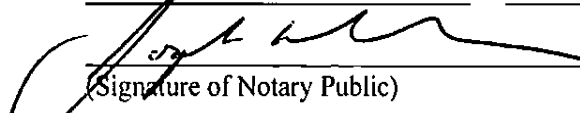
Print Name: Christina R. Avina

Title: Closing Coordinator

Power of Attorney recorded on 08/03/2023 as instrument no. 2321555258

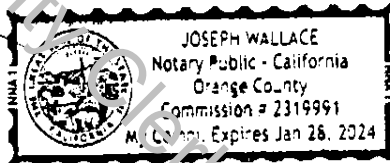
STATE OF California
COUNTY OF Orange

This instrument was acknowledged before me on 17th day of August, 2023 by Christina R. Avina as Closing Coordinator of _____.


(Signature of Notary Public)

Print Name: Joseph Wallace

My commission expires: 01/28/2024



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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 SOUTH 30 FEET OF LOT 1 IN BLOCK 28 IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO BEING A SUBDIVISION IN THE SOUTH EAST QUARTER OF SECTION 4 AND THE NORTH EAST QUARTER AND SOUTH EAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Parcel ID Number: 19-04-424-042-0000

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