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FIRST AMERICAN TITLE
FILE # 3167872 1/4

Return To:
Community Initiatives, Inc.
222 S. Riverside Plaza Ste. 380
Chicago, IL 60606

This Instrument Prepared by Timothy P. McHugh
Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:
Community Initiatives, Inc.
222 S. Riverside Plaza Ste. 380
Chicago, IL 60606

File: 101-10533983

Doc#: 2330513223 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/01/2023 02:42 PM Pg: 1 of 5

Dec ID 20231001661604
ST/CO Stamp 1-478-535-120 ST Tax \$175.00 CO Tax \$87.50
City Stamp 1-224-583-120 City Tax: \$1,837.50

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 11 day of October, 2023, by and between Bank of America, N.A., whose mailing address is c/o Carrington Mortgage Services, LLC, 1600 S. Douglass Road, Suite 200A, Anaheim, CA 92806 hereinafter called GRANTOR, grants to Community Initiatives, Inc., whose address is 222 S. Riverside Plaza Ste. 380 Chicago, IL 60606, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wit:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

P.I.N.: 25-04-310-018-0000

Property Address: 9243 South Union Avenue, Chicago, IL 60620

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said premises, with all rights and privileges attached thereto unto the said Grantee and Grantee's successors and assigns forever. Grantor covenants with the Grantee that the Grantor is now seized in fee simple absolute of said premises; that the Grantor has full power to

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convey same; and that Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Bank of America, N.A.
By Carrington Mortgage Services LLC as attorney in fact

By: Jennifer Ann Lozano
Name/Title: Supervisor Default

OCT 11 2023

STATE OF _____)

COUNTY OF _____)

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this _____, 20____, by _____, who is the/a _____ of Carrington Mortgage Services LLC as attorney in fact for Bank of America, N.A., who are personally known to me or have produced _____ as identification and who signed this instrument willingly.

See Attached

Notary Public
My commission expires: _____

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.

Property of Cook County Clerk's Office

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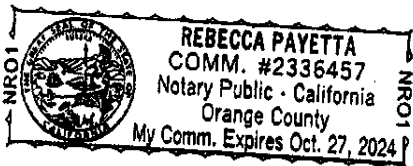
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 Orange }

On October 11th 2023 before me, Rebecca Payetta, Notary Public, personally appeared, **Jennifer Ann Lozano**, 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 State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE _____
REBECCA PAYETTA

PLACE NOTARY SEAL ABOVE

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____


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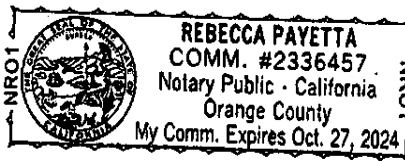
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

JURAT

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 11th day of October 2023, **Jennifer Ann Lozano**, proved to me on the basis of satisfactory evidence to be the person who appeared before me.


Signature Rebecca Payetta



OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
 - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

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EXHIBIT A

Lot 31 in Block 9 in Brouse's Subdivision of the North 40 acres of the South 95 acres of the West 110 acres of the Southwest 1/4 of Section 4, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office