UNOFFICIAL COPY

Doc#. 2331041012 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 11/06/2023 09:50 AM Pg: 1 of 2

Dec ID 20230901635985

ST/CO Stamp 0-815-286-224 ST Tax \$61.50 CO Tax \$30.75

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

MAIL TAX BILL TO:

MDW Properties Group B LLC
1776 S Naperville Rd Ste A206
Wheaton, IL 60189-5843
MAIL RECORDED DEED TO:
MDW Properties Group B LLC
1776 S Naperville Rd Ste A206
Wheaton, IL 62189-5843

SPECIAL WARRANTY DEED

THE GRANTOR, CITICANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW REGIDENTIAL MORTGAGE LOAN TRUST 2018-3, of 75 Beattie PlaceSuite 300, Greenville, SC 29601, for and in consideration of Ten Dollars (\$10.00) hereby GRANTS, BARGAINS, CONVEYS AND SELLS to THE GRANTFE(S) MDW Properties Group B LLC of 1776 S Naperville Rd Ste A206 Wheaton, IL 60189-5843, all interest in the following described real estate situated in the County of Cook, State of Illinois, legally described and known as follows:

LOT 1, IN BLOCK 11 IN NATIONAL HOME DEVELOPMENT BEL AIRE PARK, A SUBDIVISION OF THE NORTHWEST FRACTIONAL QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 30 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS.

PERMANENT INDEX NUMBER: 28-13-108-021-0000

PROPERTY ADDRESS: 15241 S. Troy Ave., Markham, IL 60426

Together with all and singular the hereditaments and appurtenances thereto; to have and to hold the same, with the appurtenances thereto, forever, subject to the following matters: general real estate tax a 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; draina to disches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.



UNOFFICIAL COPY

Special Warranty Deed - Continued

Dated this	9/13/2023	,	
		BU	NK, N.A., NOT IN ITS INDIVIDUAL CAPACITY T SOLELY AS OWNER TRUSTEE FOR NEW IDENTIAL MORTGAGE LOAN TRUST 2018-3 Larry Glantz, VP NewRes ELO i/k/a New Penn Financial, LLC d/b/a She ipoint Mortgage Servicing, as Attorney in Fact
COUNTY OF I, the Li BUT SOLELY NewRez LLC fi known to me to me this day in	Greenville Greenville undersigned, a Notary Parry Glantz AS OWNER TRUSTEE /k/a New Penn Financial, LI be the same person(s) whose person, and acknowledged e and voluntary act, for the	CITIB. FOR NEW KES C d/b/a Shellpoi e name(s) is/a re- that he/she/they	or said County, in the State aforesaid, certify that ANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY IDENTIAL MORTGAGE LOAN TRUST 2018-3 by int Mortgage Servicing, as Attorney in Fact, personally subscribed to the foregoing instrument, appeared before signed, sealed and delivered the said instrument, as es there in set forth, including the release and waiver of
	Given under my hand and he provisions of paragraph _ e Real Estate Transfer Act Agen	Date	Noary Public Wendy M Armonaitis My commission expires: 8/7/2033 M. A/MC NOTAR OBLIC SOUTH CARRIEM SOUTH CARRIEM SOUTH CARRIEM MARKET CONTRIBUTION MARKET CONTRIBUTION SOUTH CARRIEM MARKET CONTRIBUTION SOUTH CARRIEM MARKET CONTRIBUTION MARKET CONTRIBUTION SOUTH CARRIEM MARKET CONTRIBUTION MARKET CONTRIBUT