

# UNOFFICIAL COPY

Doc#: 2331940032 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/15/2023 08:11 AM Pg: 1 of 6

Dec ID 20231101664797  
ST/CO Stamp 0-034-781-136 ST Tax \$331.00 CO Tax \$165.50

SC223097491  
FIDELITY NATIONAL TITLE

Commitment Number: 230097491  
Seller's Loan Number: 0025977372

This instrument prepared by: Courtney E. Dec, Esq., 8940 Main Street, Clarence, NY 14031,  
866-333-3081.

After Recording Return To:  
Andriy Kuznyetsov  
6250 W. Raven St.  
Chicago, IL 60646

Mail Tax Statements To: **ANDRIY KUZNYETSOV: 6250 W Raven St. Chicago, IL 60646**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**09-27-121-013-0000**

## SPECIAL/LIMITED WARRANTY DEED

The grantor, **TOWD POINT MORTGAGE TRUST 2019-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE**, whose tax-mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119**, for and in consideration of \$331,000.00 (Three Hundred Thirty One Thousand Dollars and Zero Cents), hereby grants, bargains, sells, and conveys to the grantee, **ANDRIY KUZNYETSOV**, whose tax mailing address is **6250 W Raven St. Chicago, IL 60646**, all of the following described and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows:

**LOT 55 IN FEUERBORN AND KLODE'S SECOND HOWARD AVENUE ADDITION TO PARK RIDGE IN SECTION 27, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Property Address is: 744 PARK PLAINE AVE, PARK RIDGE, IL 60068**

Prior instrument reference: **Doc#. 2309045171**

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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

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OCT 30 2023

Executed by the undersigned on \_\_\_\_\_:

**TOWD POINT MORTGAGE TRUST 2019-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, By Select Portfolio Servicing, Inc., as Attorney in Fact**

By: [Signature] OCT 30 2023  
Name: Jeaneen Chandler

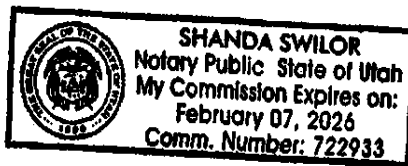
Its: Document Control Officer

STATE OF Utah  
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on Oct. 30<sup>th</sup>, 2023. Before me, Shanda Swilor, a Notary Public of said State and County aforesaid, personally appeared Jeaneen Chandler  Its Document Control Officer on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for TOWD POINT MORTGAGE TRUST 2019-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.

Personally Known

[Signature]  
Notary Public



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**MUNICIPAL TRANSFER STAMP  
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)**

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Agent

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# CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

p: (847) 318-5222 | [transferstamp@parkridge.us](mailto:transferstamp@parkridge.us) | [www.parkridge.us](http://www.parkridge.us)  
505 Butler Pl, Park Ridge, Illinois 60068

Certificate # 23-000935

Pin(s)

09-27-121-013-0000

Address

744 PARK PLAINE AVE

*This certificate acts as a receipt that the above-mentioned party  
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax

\$662.00

Date

11/03/2023

X  
Christopher D. Lipman  
Finance Director

*Christopher D. Lipman*

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

**09-Nov-2023**



<b>COUNTY:</b>	165.50
<b>ILLINOIS:</b>	331.00
<b>TOTAL:</b>	496.50

09-27-121-013-0000

| 20231101664797 | 0-034-781-136

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