

UNOFFICIAL COPY

Doc#: 2400813252 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/08/2024 12:00 PM Pg: 1 of 3

Dec ID 20231201604821
ST/CO Stamp 1-915-349-040 ST Tax \$45.50 CO Tax \$22.75
City Stamp 1-138-812-976 City Tax: \$477.75

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg IL 60173

After Recording Return To:
OLAYIWOLA AKINWANDE
623 Merrill Ave.,
Calumet City, IL 60409

Mail Tax Statements To: OLAYIWOLA AKINWANDE, 623 Merrill Ave., Calumet City, IL 60409

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
25 - 03 - 311 - 040 - 0000

SPECIAL WARRANTY DEED

HPP PROPERTY, LLC, whose mailing address is **425 South Financial Place, Suite 2000, Chicago, IL 60605**, hereinafter grantor, for **\$45,500.00 (Forty Five Thousand Five Hundred Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **OLAYIWOLA AKINWANDE**, hereinafter grantee, whose tax mailing address is **623 Merrill Ave., Calumet City, IL 60409**, the following real property:

LOT 234 OF WEST CHESTERFIELD HOMES, A SUBDIVISION OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON THE 14TH DAY OF DECEMBER, 1948, AS DOCUMENT NO. 14461739, AND NOW OF RECORD IN BOOK 374 OF PLATS AT PAGE 37, 38 AND 39 THEREOF TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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Property Address is: 9209 S PRAIRIE AVE, Chicago, IL 60619

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 prior to the date the seller acquired title.

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.

Prior instrument reference: **433322015**

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Executed by the undersigned on 12/19/23 :

HPP PROPERTY, LLC, by Fay Servicing LLC, As attorney in fact

By: [Signature]

Name: MUTAE BROOKS

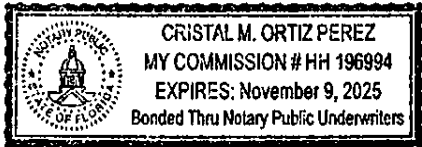
Its: FEO COBSE

Witness: [Signature]

Witness: [Signature]

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on 12/19/23, by MUTAE BROOKS its FEO COBSE on behalf of HPP PROPERTY, LLC, by Fay Servicing LLC, As attorney in fact, who has produced D.C. as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Signature]
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

Date: _____

Buyer, Seller or Representative