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This Instrument was prepared by: CRYSTAL L. SIVER, ESQ. Crystal Siver Law P.O. Box 187 Northbrook, Illinois 60065-0187

After recording, please mail to: Manuel Perez Destiny B. Ortega 1741 W. 18th Place Chicago, IL 60608

Mail Subsequent Tax Bills to: Manuel Perez Destiny B. Ortega 1741 W. 18th Place Chicago, IL 60608 Doc#. 2402928005 Fee: \$107.00

Karen A. Yarbrough
Cook County Clerk

Date: 01/29/2024 10:13 AM Pg: 1 of 2

PIN: 16-36-406-020-0000

SPECIAL WARRANTY DEED

Statutory (Illinois)

THE GRANTOR, **LAKEVIEW LOAN SERVICING**, **LLC**, of 4425 Ponce De Leon Blvd., MS5-251, Coral Gables, FL 33146, for and in consideration of TEN DOLLARS (\$10.00) and for other good and valuable consideration in hand paid, hereby REMISES, RELFASES, ALIENATES AND CONVEYS unto **MANUEL PEREZ**, an unmarried man, and **DESTINY B. ORTEGA**, an unmarried woman, GRANTEES, of 1741 W. 18th PL., Chicago, IL 60608, as JOINT TENANTS, the fc llowing described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

LOTS 11 AND 12 IN EVANS SUBDIVISION OF LOTS 1 TO 20 BOTH INCLUSIVE IN THE TOWN OF BRIGHTON IN SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, FAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY:

3558 S. Artesian Ave., Chicago, IL 60632

PIN:

16-36-406-020-0000

Subject to: Covenants, conditions and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing.

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, the undersign	ned have executed t	his document on the date	set forth
below. DATED this <u>18</u> day of <u>D</u>			
i.	AKEVIEW LOAN SE	RVICING, LLC, by M&T BA	NK, as
	Rall 1	1. Nousk.	
NO CONTRACTOR IN	lame: Rachel M. N	lowicki	· · · · · · · · · · · · · · · · · · ·
y ox	ts: Assistant Vice I	President	
State of New York) SS County of Erie)	Po4 Co,		
The foregoing instrument was acknown by Rachel M. Nowicki behalf of M&T BANK AS ATTORNEY personally known to me or has produce furthermore, the aforementioned perfee and voluntary act for the purpose	its <u>Assi</u> IN FACT FOR LAKE ed <u>以</u> A- son has acknowledg	Liant Vice President EVIEW LOAN SERVICING, as identi ged that his/her signature	on LLC who is fication and
Diane Chimera Lic# 01CH6187936 Notary Public, State of New		Chemerae NOTARY PUBLIC	
Qualified in Erie Count Ny Commission Expires 06/6	y 021 <i>202</i> 4		

PIN: 16-36-406-020-0000