

# UNOFFICIAL COPY

Doc#. 2403006116 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/30/2024 12:12 PM Pg: 1 of 3

Dec ID 20240101618854  
ST/CO Stamp 0-301-902-896 ST Tax \$255.50 CO Tax \$127.75

**AFTER RECORDING RETURN TO:**

ServiceLink, LLC  
1325 Cherrington Parkway  
Coraopolis, PA 15108

**NAME AND ADDRESS OF TAXPAYER:**

PERVEZ HAI  
1091 PFINGSTEN RD  
NORTHBROOK, IL 60062

This document prepared by:

Courtney E. Dec, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 16-31-406-019-0000

## **SPECIAL WARRANTY DEED**

THIS DEED made and entered into on this 17 day of December, 2023, by and between **NEWREZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING**, whose mailing address is 75 BEATTIE PLACE, GREENVILLE, SC 29601, herein after referred to as Grantor(s) and **PERVEZ HAI**, whose tax mailing address is 1091 PFINGSTEN RD, NORTHBROOK, IL 60062, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Fifty Five Thousand Three Hundred Dollars and Zero Cents (\$255,300.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Cook County, State of Illinois:

**LOT 102 AND THE SOUTH 6 FEET OF LOT 103 IN CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF BLOCKS 66, 67 AND 68 (EXCEPT THE WEST 33 FEET THEREOF TAKEN FOR STREET) OF THAT PART OF CIRCUIT COURT PARTITION LYING IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property commonly known as: 3448 Elmwood Ave, Berwyn, IL 60402

Prior instrument reference: Doc#. 2332141201, Recorded: 11/17/2023

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

THE CITY OF  REAL ESTATE  
BERWYN, IL TRANSFER TAX  
GR 1-27-2024 \$2553.00  
COLLECTION DEPARTMENT

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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through and under it, but not further otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- a) All easements, right-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- b) All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- c) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances, and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- d) All presently recorded instruments (other than liens and conveyances by, though or under the Grantor) that affect the Property and any portion(s) thereof;
- e) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in the land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- f) Any conditions that would be revealed by a physical inspection and survey of the Property.

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IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 7 day of December, 2023.

## NEWREZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING

By: \_\_\_\_\_  
 Name: Joel Fowler  
 Title: VP

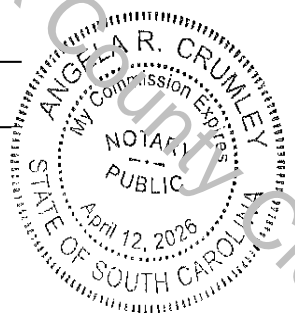
STATE OF South Carolina  
 COUNTY OF Greenville

This instrument was acknowledged before me on 7 day of December, 2023 by Joel Fowler as VP of **NEWREZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING.**

Angela R. Crumley  
 (Signature of Notary Public)

Print Name: Angela R. Crumley

My commission expires: 4/12/2026



Property of Cook County Clerk's Office