

# UNOFFICIAL COPY

Doc#: 2406511102 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/5/2024 12:00 AM Pg: 1 of 5

Doc ID 20240101620016

ST/Co Stamp 0-376-291-888 ST Tax \$35.00 CO Tax \$17.50

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**FIRST AMERICAN TITLE**  
**FILE # 3172973**

Cover Sheet

Attached by

First American Title Insurance Company

For the purpose of affixing Recording information

For this Special Warranty Deed

**UNOFFICIAL COPY****FIRST AMERICAN TITLE**  
**FILE # 3172973**Commitment Number: 230228681  
Seller's Loan Number: 1275637AFTER RECORDING RETURN TO:  
KEYBELL, LLC  
2735 N. Clark St. #190  
Chicago, IL 60614NAME AND ADDRESS OF TAXPAYER:  
KEYBELL, LLC  
2735 N. Clark St. #190  
Chicago, IL 60614This document prepared by:  
Courtney E. Dec, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 32-30-213-041-0000

**SPECIAL WARRANTY DEED**THIS DEED made and entered into on this 21 day of JANUARY 2024, by and between **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is 6555 Excellence Way, Plano, TX 75023, hereinafter referred to as Grantor(s) and **KEYBELL, LLC**, whose tax mailing address is 2735 N. Clark St. #190, Chicago, IL 60614, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Thirty Five Thousand Dollars and Zero Cents (\$35,000.00), 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 41 IN BLOCK 9 IN BEACON HILLS, A SUBDIVISION OF PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1960 AS DOCUMENT NO. 17748392, IN COOK COUNTY, ILLINOIS.**

Property commonly known as: 1943 DIVISION STREET, Chicago Heights, IL 60411

Prior instrument reference: Doc#. 2401806301, Recorded: 01/18/2024

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

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.

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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.

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IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 24<sup>th</sup> day of JANUARY, 2024.

**FEDERAL HOME LOAN MORTGAGE CORPORATION, By ServiceLink, LLC, as Attorney-in-Fact**

By: *Lauren Helen Pyzoha*

Name: Lauren Helen Pyzoha

Title: ASSISTANT VICE PRESIDENT

STATE OF Pennsylvania  
COUNTY OF Allegheny

This instrument was acknowledged before me on 24<sup>th</sup> day of JANUARY, 2024 by Lauren Helen Pyzoha as ASSISTANT VICE PRESIDENT of ServiceLink, LLC, as Attorney-in-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION.

*Charles E. Hogue Jr.*  
(Signature of Notary Public)

Print Name: Charles E. Hogue Jr.

My commission expires: APRIL 13, 2027

Commonwealth of Pennsylvania - Notary Seal  
Charles E. Hogue Jr., Notary Public  
Allegheny County  
My commission expires April 13, 2027  
Commission number 1289872  
Member, Pennsylvania Association of Notaries

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**MUNICIPAL TRANSFER STAMP**  
(If Required)

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

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

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

~~Agent \_\_\_\_\_~~

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