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When Recorded Mail To: *Same*

~~LEGAL ADVOCATE SOLUTIONS
10024 South Kedzie Avenue
Evergreen Park, Illinois 60805~~

~~Attn: Veronica Campos, Esq.~~

Name and Address of Grantee
& Mail Tax Bill to:

SAMMY GONZALEZ & LORENA GONZALEZ
10938-42 South Perry Avenue
Chicago, Illinois 60628

Doc#: 2408002037 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/20/2024 9:55 AM Pg: 1 of 4

Doc ID 20230901618549

ST/Co Stamp 1-809-485-264 ST Tax \$79.00 CO Tax \$39.50

City Stamp 0-735-743-440 City Tax \$829.50

For Recorder's Use Only

73006968 *MM 10/9* SPECIAL WARRANTY DEED
 Chicago Title

THIS INDENTURE, made this ___ day of September, 2023, between OSPRIN II REO, LLC, a Minnesota limited liability company, 12011 Business Park, Blvd N, Champlain, Minnesota 55316, party of the first part, and SAMMY GONZALEZ and LORENA GONZALEZ, as Joint Tenants, 10938-42 South Perry Avenue, Chicago, Illinois 60628, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows to wit:

See Exhibit "A" attached hereto and made a part hereof

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all of the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, forever.

Party of the first part, for itself, and its successors, makes no warranties, representations or covenants whatsoever concerning the above referenced property described herein or its condition, it being expressly understood that the property is being sold "AS IS" and "WHERE IS" with no warranties, either expressed or implied, including, but not limited to, warranties of fitness for a particular purpose. And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, and successors, that it had not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to general exceptions of the title commitment; general real estate taxes not yet due and payable at the time of closing; building lines and building restrictions of record; zoning and building laws and ordinance; public and utility easements; covenants and restrictions of record; party wall rights and agreement, if any; existing leases or tenancies; the mortgage or trust deed if any, that may be assumed by party of the second part; any code violations currently existing on or in


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the subject property; and those other title exceptions assumed by party of the second part under the terms of the contract.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and had caused its name to be signed to these presents by the Vice President of its Manager as of the day and year first above written.

OSPRIN II REO, LLC, a Minnesota limited liability company,

By: PSB CREDIT SERVICES, INC., a Minnesota corporation
Its: Manager

By: 
Name: Joe DeGroot
Title: Vice President

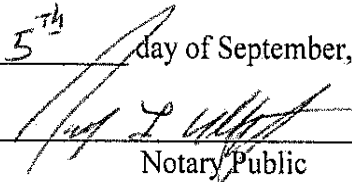
Property of Cook County Clerk's Office

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STATE OF MINNESOTA)
) SS.
COUNTY OF HENNEPIN)

I HEREBY CERTIFY that on this 5th day of September, 2023, before me, the undersigned, a Notary Public within and for said County and State, personally appeared **JOE DEGROOT**, who, being duly sworn did say that he is the Vice President of PSB CREDIT SERVICES, INC., a Minnesota corporation, the Manager of OSPRIN II REO, LLC, a Minnesota limited liability company, and who is known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and who acknowledged that said instrument was executed on behalf of said corporation by authority of its Board of Directors and for the purposes therein contained.

GIVEN under my hand and Notarial seal this 5th day of September, 2023.



Notary Public

My Commission expires:

1-31-2028

This Instrument Prepared by:
Tina M. Jacobs, Esq.
Joy Pinta, Esq.
JACOBS & PINTA
77 West Washington Street, Suite 1005
Chicago, Illinois 60602
(312) 263-1005



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EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 31, 32, 33, 34 AND 35 IN SUBDIVISION OF LOT 56 AND THE NORTH ½ OF LOT 57 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 10938-42 SOUTH PERRY AVENUE
CHICAGO, ILLINOIS 60628

PERMANENT INDEX NO: 25-16-421-017-0000