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Doc#: 2408702034 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/27/2024 9:40 AM Pg: 1 of 3

AFTER RECORDING RETURN TO:
ANGELA SHAMA
1202 MAST CT
Flossmoor, IL 60422

Dec ID 20240301660480
ST/Co Stamp 0-596-567-600 ST Tax \$275.00 CO Tax \$137.50

NAME AND ADDRESS OF TAXPAYER:
ANGELA SHAMA
1202 MAST CT
Flossmoor, IL 60422

This document prepared by:
Courtney E. Dec, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 32-07-109-008-0000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 26th day of February, 2024, by and between **FIFTH THIRD BANK NATIONAL ASSOCIATION**, whose mailing address is 5001 Kingsley Drive, Cincinnati, OH 45227, hereinafter referred to as Grantor(s) and **ANGELA SHAMA**, whose tax mailing address is 1202 MAST CT, Flossmoor, IL 60422, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Seventy Five Thousand Dollars and Zero Cents (\$275,000.00), 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 8 IN BLOCK 1 IN GOLFPVIEW MANOR, BEING A SUBDIVISION OF PARTS OF SECTIONS 6 AND 7, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 11/21/1958 AS DOCUMENT #17383993 IN COOK COUNTY, ILLINOIS.

Property commonly known as: 1202 MAST COURT, FLOSSMOOR, IL 60422

Prior instrument reference: Instrument Number: 2325134058, Recorded: 09/08/2023

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

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1202 MAST COURT, FLOSSMOOR, IL 60422

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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.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 28th day of February, 2024.

FIFTH THIRD BANK NATIONAL ASSOCIATION

By: [Signature]
Name: Kyle Pfetzer
Vice President
Title: _____

Signed, sealed and delivered in the presence of:
Witness:

[Signature]
Signature Sharon Elfers
Print Name: Officer

STATE OF OHIO
COUNTY OF HAMILTON

This instrument was acknowledged before me on 28th day of February, 2024 by Kyle Pfetzer as Vice President of FIFTH THIRD BANK NATIONAL ASSOCIATION

[Signature]
(Signature of Notary Public)

Print Name: TINA JOHNSON



TINA JOHNSON
Notary Public
State of Ohio
My Comm. Expires
April 23, 2027

My commission expires: 4-23-27

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

Date: _____

Agent

Property of Cook County Clerk's Office