

UNOFFICIAL COPY

Doc#: 2410824310 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/17/2024 3:46 PM Pg: 1 of 3

Dec ID 20240401678368
ST/Co Stamp 0-211-206-448 ST Tax \$6.50 CO Tax \$3.25
City Stamp 1-516-192-048 City Tax \$68.25

File No: IL22051462

Prepared by: Sarah Cordell, Esq., Cordell Law LLC, Illinois Bar No. 6305565, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

After Recording, Send to:
Fausto Gauman
228 N Harvey
Oak Park, IL 60302

Mail Tax Statements To: Fausto Gauman: 228 N Harvey, Oak Park, IL 60302

Parcel Number: 16-16-409-022-0000

SPECIAL WARRANTY DEED

The grantor, Reverse Mortgage Funding LLC, ("Grantor"), of 3900 Capital City Boulevard, Lansing, MI 48906, for and in the consideration of \$6,100.00 (Six Thousand One Hundred Dollars and Zero Cents) and other good and valuable consideration, in hand paid receipt of which is hereby acknowledged, grants, bargains, sells and conveys with covenants of special warranty to Fausto Gauman, ("Grantee"), whose tax mailing address is 228 N Harvey, Oak Park, IL 60302, the following described real estate and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows:

Property Address: 4845 W Polk Street, Chicago, IL 60644

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LOT 37 IN HOPSON'S SUBDIVISION OF LOTS 163, 164 AND 169 IN THE SCHOOL TRUSTEE'S SUBDIVISION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 4845 W Polk Street, Chicago, IL 60644

Prior deed recorded at Instrument No. 2218906003

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above and below, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever. Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but against no other.

Property Address: 4845 W Polk Street, Chicago, IL 60644

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Executed by the undersigned on March 7, 2024:

**Reverse Mortgage Funding LLC, By Compu-Link Corporation dba
Celink, as Attorney-in-Fact**

**By: LRES, a Division of Trident Services, LLC
Its: Signing Authority**

By: _____

Name: Sonia Capi

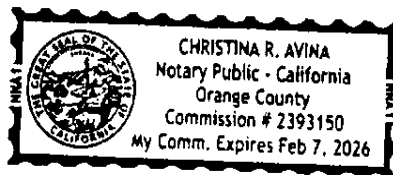
Its: REO Closing Manager

Power of Attorney recorded on 05/11/2023 as Instrument No. 2313108148.

STATE OF California
COUNTY OF Orange

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Sonia Capi as REO Closing Manager on behalf of **LRES, a Division of Trident Services, LLC as Signing Authority for Compu-Link Corporation dba Celink, as Attorney-in-Fact for Reverse Mortgage Funding LLC**, personally known to me or has produced personally known as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7th day of March, 2024.



Christina R. Avina
Notary Public Christina R. Avina