

UNOFFICIAL COPY



Doc# 2411408028 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 4/23/2024 3:36 PM

PAGE: 1 OF 5

File No: 230580998-1

Grantor's Loan No. 0000287375

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:
SERVICELINK, LLC
11802 Ridge Parkway, Suite 100
Broomfield, CO 80021
Attention: Denver DIL Title

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

Mail Tax Statements To: **Federal National Mortgage Association: C/O PHH MORTGAGE CORPORATION, 1661 Worthington Rd., Ste 100, West Palm Beach, FL 33409**

Parcel Number: 02-26-312-048-0000

SPECIAL WARRANTY DEED

The grantor, **MORTGAGE ASSETS MANAGEMENT, LLC**, ("Grantor"), of **C/O PHH MORTGAGE CORPORATION, 1661 Worthington Rd., Ste 100, West Palm Beach, FL 33409**, for and in the consideration of \$10.00 (Ten 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 **Federal National Mortgage Association**, ("Grantee"), whose tax mailing address is **C/O PHH MORTGAGE CORPORATION, 1661 Worthington Rd., Ste 100, West Palm Beach, FL 33409**, 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: 21 DUXBURY LANE, ROLLING MEADOWS, IL 60008

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LOT 48 IN PLUM GROVE VILLAGE, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A RESUBDIVISION OF PART OF PLUM GROVE COUNTRYSIDE UNIT NUMBER 8 AND 9, ALL IN SECTION 26, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT FILED ON MAY 28, 1965, AS DOCUMENT NUMBER 2211383, IN COOK COUNTY, ILLINOIS

TAX ID: 02-26-312-048-0000

Property Address is: 21 DUXBURY LANE, ROLLING MEADOWS, IL 60008

Prior Deed in Lieu of Foreclosure recording **CONCURRENTLY HEREWITH.**

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.

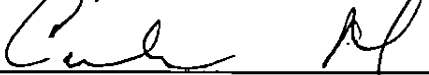
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee 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: 21 DUXBURY LANE, ROLLING MEADOWS, IL 60008

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Executed by the undersigned on January 25, 2024:

MORTGAGE ASSETS MANAGEMENT, LLC, BY PHH MORTGAGE CORPORATION, AS ITS APPOINTED ATTORNEY IN FACT

By: 

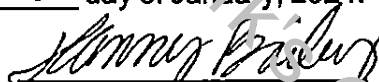
Name: Carlene Reid

Its: Contract Management Coordinator

STATE OF FLORIDA
COUNTY OF PALM BEACH

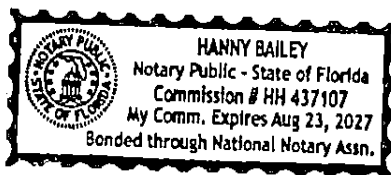
I, the undersigned, a Notary Public in and for said County and State aforesaid, by means of ☒ physical presence or ☐ online notarization, DO HEREBY CERTIFY THAT Carlene Reid as Contract Management Coordinator on behalf of PHH MORTGAGE CORPORATION, AS ITS APPOINTED ATTORNEY IN FACT for MORTGAGE ASSETS MANAGEMENT, LLC, personally known to me or has produced n/a as identification, to be the same person whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25 day of January, 2024.



Notary Public

Hanny Bailey



Property Address: 21 DUXBURY LANE, ROLLING MEADOWS, IL 60008

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MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/ILLINOIS TRANSFER STAMP (If Required)

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

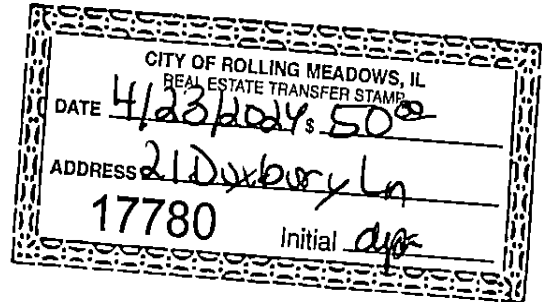
Date:



4-25-24
Carlene Reid

Buyer, Seller or Representative

Carlene Reid, Contract Management Coordinator

MORTGAGE ASSETS MANAGEMENT, LLC,
BY PHH MORTGAGE CORPORATION, AS
ITS APPOINTED ATTORNEY IN FACT



REAL ESTATE TRANSFER TAX		23-Apr-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
02-26-312-048-0000		20240101610332 1-198-436-656

Property Address: 21 DUXBURY LANE, ROLLING MEADOWS, IL 60008

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STATEMENT BY GRANTOR AND GRANTEE

The **GRANTOR** or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 25, 2024

Carlene Reid
Signature of Grantor or Agent Carlene Reid, Contract Management Coordinator

Mortgage Assets Management, LLC, By PHH Mortgage Corporation as Attorney in Fact

State of Florida, County of Palm Beach

Subscribed and sworn to before

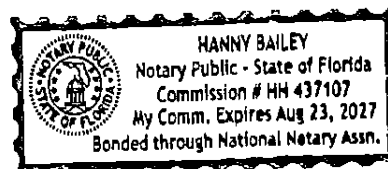
Me by the said Carlene Reid

this 25 day of January, 2024

By means of (x) physical presence, personally known to me

NOTARY PUBLIC

Hanny Bailey
Hanny Bailey



The **GRANTEE** or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date January 25, 2024

Talya Lopez
Signature of Grantee or Agent Talya Lopez, Contract Management Coordinator

Federal National Mortgage Association, By PHH Mortgage Corporation as Attorney in Fact

State of Florida, County of Palm Beach

Subscribed and sworn to before

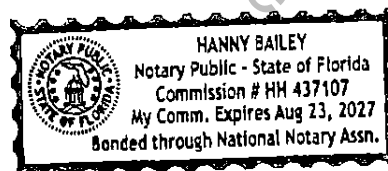
Me by the said Talya Lopez

This 25 day of January, 2024

By means of (x) physical presence, personally known to me

NOTARY PUBLIC

Hanny Bailey
Hanny Bailey



NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Property Address: 21 DUXBURY LANE, ROLLING MEADOWS, IL 60008