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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/3/2024 9:06 AM Pg: 1 of 4

Doc ID 20240401690736

ST/Co Stamp 2-023-008-560 ST Tax \$350.00 CO Tax \$175.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 30th day of April, 2024 **REGENTS POINTE RFS IV LLC, a Delaware Limited Liability Company**, of 90 S 7th Street, Suite 4600, Minneapolis, MN 55402, Successor in Interest by Quit Claim Deed to REO Funding Solutions IV, LLC ("**Grantor**") and **Geneka Nicole Whitaker and Carolyn Whitaker, as Tenants in Common**, of 162 Central Ave., Matteson, IL 60443 ("**Grantees**"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor GRANTS, PREMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Will County in the State of Illinois, known and described as follows:

See attached EXHIBIT A for PIN and address

Pin: 31-20-212-023-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, 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 Grantee and his successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his successors and assigns, that it has 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, **subject to** covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of closing.

[Remainder of page blank. Signature page to Special Warranty Deed follows]

FIDELITY NATIONAL TITLE

OC 24005643

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

REGENTS POINTE RFS IV LLC, a Delaware Limited Liability Company

By: Daniel McNally

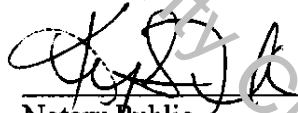
Name: Daniel McNally

Title: Vice President

STATE OF Minnesota)
) SS
COUNTY OF Hennepin)

I, the undersigned, a Notary Public in and for said County, in the State of MN, DO HEREBY CERTIFY that Daniel McNally, the Vice President of Regents Pointe RFS IV LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes set forth.

Given under my hand and notarial seal on this 27 day of April, 2024.


Notary Public

This document was prepared by:

Wendy M. Reutebuch
CARLSON DASH, LLC
216 S. Jefferson Street, Suite 303
Chicago, Illinois 60661



After recording mail to:

Geneka Nicole Whitaker and Carolyn Whitaker
978 Regent Dr.
Matteson, IL 60443

Send subsequent tax bills to:
Geneka Nicole Whitaker and Carolyn Whitaker
978 Regent Dr.
Matteson, IL 60443

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REAL ESTATE TRANSFER TAX

01-May-2024



COUNTY:	175.00
ILLINOIS:	350.00
TOTAL:	525.00

31-20-212-023-0000

| 20240401690736 | 2-023-008-560

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EXHIBIT "A" Legal Description

LOT 5, (EXCEPT THE SOUTH 83.08 FEET), IN REGENTS POINTE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 0704709045, IN COOK COUNTY, ILLINOIS.

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This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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