

UNOFFICIAL COPY

QUIT CLAIM DEED (Corporation to Corporation)

THIS AGREEMENT, made this 28th day of May, 2024, between Cascade Funding Mortgage Trust HB2, a corporation created and existing under and by virtue of the laws of the State of IL, and duly authorized to transact business in the State of Illinois, party of the first part, and

Doc#: 2415814388 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/6/2024 11:33 AM Pg: 1 of 4
Dec ID 20240501616936
ST/Co Stamp 1-814-269-232 ST Tax \$0.00 CO Tax \$0.00

HB2 Alternative Holdings LLC, 14405 Walters Rd., Suite 200, Houston, TX 77014
(Name and Address of Grantee)

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) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of said corporation, by these presents does hereby REMISE, RELEASE, CONVEY AND QUIT CLAIM all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LEGAL DESCRIPTION ATTACHED

Property Identification Number: 15-09-219-005-0000
Address(es) of Real Estate 231 32ND AVENUE, BELL WOOD, IL 60104-1217

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Attorney and attested by its Auth Signer the day and year first above written.

Cascade Funding Mortgage Trust HB2, by PHH Mortgage Corporation, dba PHH Mortgage Services, as Attorney-in-Fact
(Name of Corporation)

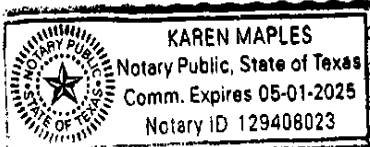
Exempt under provision of Paragraph e, Section 31-45, Real Estate Transfer Tax Act.

[Signature]
Buyer, Seller or Representative

[Signature]
TAWANA MAXWELL, AUTH SIGNER

STATE OF TEXAS
COUNTY OF HARRIS

I, KAREN MAPLES, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that TAWANA MAXWELL personally known to be of Cascade Funding Mortgage Trust HB2, by PHH Mortgage Corporation, dba PHH Mortgage Services, as Attorney-in-Fact, 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 signed and delivered the said instrument and caused the corporate seal of the aforesaid corporation to be affixed thereto, pursuant to authority given by the of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation.



Given under my hand and official seal, this 28 day of MAY, 2024
Commission expires 05/01/2025, 20 [Signature]
NOTARY PUBLIC

This instrument was prepared by KESSLER & KEIRNAN, P.C., 3255 N. Arlington Heights Road, Suite 501, Arlington Heights, IL 60004

FIDELITY NATIONAL TITLE OC 2408951

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LEGAL DESCRIPTION

LOT 17 IN SUNRISE'S BUILDER'S INCORPORATED RESUBDIVISION OF LOTS 1 TO 22 BOTH INCLUSIVE LOTS 25, 26, 27, 32, 33, 34 AND 35 TOGETHER WITH THE EAST AND WEST VACATED ALLEY LYING SOUTH OF LOTS 5 AND 18 AND LYING NORTH OF LOTS 6 TO 17 INCLUSIVE EXCEPT THE WEST 110.0 FEET OF LOTS 32 AND 33 AND 34 AND 35 AND ALSO EXCEPT THAT PART OF LOTS 1, 2, 3, 4, 5 AND THE VACATED ALLEY SOUTH OF SAID LOT 5 LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 1, 62.20 FEET WEST OF THE NORTH EAST CORNER OF SAID LOT 1; THENCE SOUTH 560.0 FEET TO A POINT WHICH IS 62.60 FEET WEST OF THE EAST LINE OF SAID LOT 5; THENCE SOUTHWESTERLY TO THE NORTH EAST CORNER OF AFORESAID LOT 6 ALSO THAT PART VACATED 32ND AVENUE LYING SOUTH OF A LINE PARALLEL WITH AND 253.0 FEET SOUTH OF THE SOUTH LINE OF GRANT AVENUE AND NORTH OF A LINE PARALLEL WITH AND 534.77 FEET SOUTH OF THE SOUTH LINE OF GRANT AVENUE ALL IN HENRY ULRICH'S ADDITION TO BELLWOOD BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 NORTH OF ST. CHARLES ROAD AND WEST OF AND ADJOINING 20 ACRES SUBDIVISION BY JACOB GLOS IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

231 32ND Avenue
Bellwood, IL 60104-1217



Mail to:

Kessler & Keirman, P.C.

3255 N. Arlington Heights Rd., Ste. 501

Arlington Heights, IL 60004

Send Subsequent Tax Bills To:

HB2 Alternative Holdings, LLC

C/o PHH Mortgage Services.

14405 Walters Rd., Ste. 200

Houston, TX 77014

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REAL ESTATE TRANSFER TAX

05-Jun-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

15-09-219-006-0000

| 20240501616936 | 1-814-269-232

Property of Cook County Clerk's Office

