

# UNOFFICIAL COPY

Doc#. 2104801398 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/17/2021 03:08 PM Pg: 1 of 3

Dec ID 20201001636029

ST/CO Stamp 0-795-385-872 ST Tax \$85.00 CO Tax \$42.50



Commitment Number: 200021309NR

Seller's Loan Number: 1236281

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:

~~ServiceLink, LLC~~

Albert Benney Jr.

~~1400 Cherrington Parkway~~

1367 Arthur Street

~~Moon Township, PA 15108~~

Calumet City, IL 60409

BENNEY

Mail Tax Statements To: ALBERT BENNEY: 1367 Arthur St., Calumet City, IL 60409

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**30-19-223-011-0000**

## SPECIAL/LIMITED WARRANTY DEED

Exempt: Section 35 ILCS 200/31-45(b)(1)

**FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, for \$85,000.00 (Eighty Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **ALBERT BENNEY JR.**, hereinafter grantee, whose tax mailing address is **1367 Arthur St., Calumet City, IL 60409**, the following real property:

All that certain parcel of land situate in the County of Cook, State of Illinois, being known and designated as follows: Lot 185 in Gold Coast Manor Unit No. 3, being a subdivision of part of the North East Fractional Quarter of Section 19, Township 36 North, Range 15 East of the Third Principal Meridian in Cook County, Illinois. Tax ID: 30-19-223-011-0000

Property Address is: 1367 Arthur St., Calumet City, IL 60409

**REAL ESTATE TRANSFER TAX**

61589 / 1-15-2021



Calumet City • City of Homes \$

3400

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61590 / 1-15-2021



Calumet City • City of Homes \$

3400

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Prior instrument reference: **2012839059**

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

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; 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 grantees forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Property of Cook County Clerk's Office

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Executed by the undersigned on December 1, 2020:

**Federal Home Loan Mortgage Corporation**

**By: ServiceLink, LLC its Attorney in Fact.**

By: Lauren Helen Pyzoha

Print Name: Lauren Helen Pyzoha

Its: ASSISTANT VICE PRESIDENT

STATE OF Pennsylvania  
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on December 1, 2020 by Lauren Helen Pyzoha AWP of ServiceLink, LLC on behalf of Federal Home Loan Mortgage Corporation as its Attorney in Fact, who is personally known to me or has produced NA as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Heather L. Burroughs  
Notary Public

