

UNOFFICIAL COPY



Doc#: 1201712011 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/17/2012 09:29 AM Pg: 1 of 3

FATIC# 2125520

SPECIAL WARRANTY DEED

This Agreement, made this 9th day of December, 2011, between WILMINGTON SAVINGS FUND SOCIETY, FSB (SUCCESSOR BY MERGER TO CHRISTIANA BANK & TRUST COMPANY), AS OWNER TRUSTEE OF THE SECURITY NATIONAL FUNDING TRUST, a corporation created and existing under and by virtue of the laws of the State of CA and duly authorized to transact business in the State of Illinois, party of the first part and The First National Bank of Illinois, a National Banking Association of Lansing, IL, as trustee under Trust Number 5475 and dated November 23, 2001, of P.O. Box 712, St John, IN 46375, party of the second part,

Witnesseth, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said Corporation, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY all the following described real estate, situated in the County of COOK, State of Illinois known and described as follows, to wit:

Lot 481 in Woodgate Green, Unit No. 3, being a subdivision of part of the Northeast 1/4 of Section 17 and part of the East 1/2 of the Northwest 1/4 of said Section 17, Township 35 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded October 13, 1972 as Document No. 22083599, in Cook County, Illinois.



Permanent Index Number(s): 31-17-104-003-0000 Vol. 0179

Commonly Known As: 32 Willow Rd, Matteson, IL 60443

SUBJECT TO: covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements

Together with all and singular the herditaments 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 party of the first part, either in law or equity, of, in and to the above described premises, with the herditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part. His/her/their heirs 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.

REAL ESTATE TRANSFER		01/10/2012
	COOK	\$27.50
	ILLINOIS:	\$55.00
TOTAL:		\$82.50

31-17-104-003-0000 | 20111201603389 | U99QW0

S Y
P 3
S N
SC Y
INT KB

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first party has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized representative.

By: 

WILMINGTON SAVINGS FUND SOCIETY, FSB (SUCCESSOR BY MERGER TO CHRISTIANA BANK & TRUST COMPANY), AS OWNER TRUSTEE OF THE SECURITY NATIONAL FUNDING TRUST BY SN SERVICING CORPORATION, ITS ATTORNEY IN FACT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED IN ACCORDANCE WITH CALIFORNIA NOTARY LAWS THROUGH THE ATTACHED ACKNOWLEDGEMENT FORM, DATED AND EXECUTED BY THE PERSON AUTHORIZED TO SIGN ON BEHALF OF WILMINGTON SAVINGS FUND SOCIETY, FSB (SUCCESSOR BY MERGER TO CHRISTIANA BANK & TRUST COMPANY), AS OWNER TRUSTEE OF THE SECURITY NATIONAL FUNDING TRUST BY SN SERVICING CORPORATION, ITS ATTORNEY IN FACT

This instrument Prepared by:
Potestivo & Associates, P.C.
223 West Jackson Blvd. Suite 610
Chicago, IL 60606

~~Send~~ Send tax bills to:

The First National Bank of Illinois Trust # 5475,
a National Banking Association of Lansing, Illinois, as trustee
P.O. Box 712
St John, IN 46373

Mail when received to:

~~SEND SUBSEQUENT AFFIDAVITS TO:~~

DANIEL M. GREENBERG, CHARTERED
18141 DIXIE HWY, STE 111
HOMERWOOD, IL 60430-2242

Property of Cook County Clerk's Office

UNOFFICIAL COPY

ACKNOWLEDGEMENT

STATE OF CALIFORNIA

)ss.

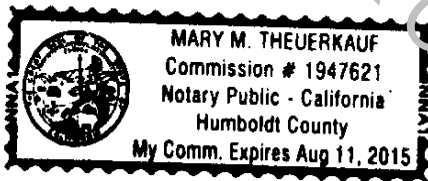
COUNTY OF HUMBOLDT

On December 9, 2011 before me, Mary M Theuerkauf, Notary Public, personally appeared Chad Christensen, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Seal]



Mary M Theuerkauf
 Notary Public
 My Comm. Expires: August 11, 2015

Cook County Clerk's Office