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Doc#: 1220710109 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/25/2012 03:25 PM Pg: 1 of 6

This Document Prepared By:

Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A, E. Kemper Road, Cincinnati, Ohio 45249. (513) 247-9605.

After Recording Return To:

Giovan A. Salvia
740 Rosedale Avenue
Roselle, IL 60172
File # 12NL15077 REO

RETURN TO:
WORLDWIDE RECORDING, INC.
9801 LEGLER RD
LENEXA, KS 66219

n.t.

Record *21* SPECIAL WARRANTY DEED *12WR13931*

THIS INDENTURE made this *21* day of *June*, 2012, between WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., F/K/A NORWEST BANK MINNESOTA, N.A., SOLEY AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2005-AR5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR5, whose address is 7301 Baymeadows Way, Jacksonville, FL 32256, hereinafter ("Grantor"), and Giovanni Salvia, whose mailing address is 740 Rosedale Avenue, Roselle, IL 60172 (hereinafter, "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum \$26,000.00 (Twenty-Six Thousand Dollars and no Cents), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as 2505 S. 58th Ct., Cicero IL 60804.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

2505 58CT TOWN OF CICERO Real Estate Transfer Tax **\$100**

2505 58CT TOWN OF CICERO Real Estate Transfer Tax **\$100**

2505 58CT TOWN OF CICERO Real Estate Transfer Tax **\$50**

2505 58CT TOWN OF CICERO Real Estate Transfer Tax **\$10**

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUL.23.12
REVENUE STAMP

0000010330
REAL ESTATE TRANSFER TAX
0001300
FP 103042

STATE TAX
STATE OF ILLINOIS
JUL.23.12
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000010494
REAL ESTATE TRANSFER TAX
0002600
FP 103037

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UNOFFICIAL COPY *M.T.*

Grantor 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 prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

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.

Property of Cook County Clerk's Office

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Executed by the undersigned on June 21, 2012:

GRANTOR:
WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER
TO WELLS FARGO BANK MINNESOTA, N.A., F/K/A
NORWEST BANK MINNESOTA, N.A., SOLEY AS
TRUSTEE FOR STRUCTURED ASSET MORTGAGE
INVESTMENTS II INC., GREENPOINT MORTGAGE
FUNDING TRUST 2005-AR5, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2005-AR5 by
JPMorgan Chase Bank, National Association as attorney in

fact
By: Tiffany Skaife
Name: _____
Title: **Tiffany Skaife**
Vice President

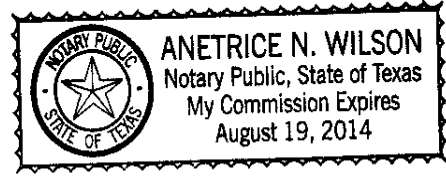
STATE OF Illinois)
COUNTY OF Monta) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tiffany Skaife, personally known to me to be the VP of WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., F/K/A NORWEST BANK MINNESOTA, N.A., SOLEY AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2005-AR5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR5 by JPMorgan Chase Bank, National Association 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 acknowledged that as such VP [HE] [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., F/K/A NORWEST BANK MINNESOTA, N.A., SOLEY AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2005-AR5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR5 by JPMorgan Chase Bank, National Association as attorney in fact, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 day of June, 2012

Commission expires 8/19, 2014
Notary Public Anetrice N. Wilson

SEND SUBSEQUENT TAX BILLS TO: Giovanni Salvia, 740 Rosedale Avenue Roseville, IL 60172



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Exhibit A
Legal Description

M.T.

THE SOUTH 31 FEET OF LOT 10 IN BLOCK 17 IN THE SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 2505 SOUTH 58TH COURT, CICERO, IL 60804

Permanent Real Estate Index Number: 16-29-226-003-0000

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M.T.

Exhibit B Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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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 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 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 June 28th, 2012



Signature: Melissa Sawdle
Melissa Sawdle Grantor or Agent

Subscribed and sworn to before me
By the said Notary
This 28, day of June, 2012
Notary Public Lisa C. Ruis
Lisa C. Ruis

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 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.

Date June 28th, 2012



Signature: Melissa Sawdle
Melissa Sawdle Grantee or Agent

Subscribed and sworn to before me
By the said Notary
This 28, day of June, 2012
Notary Public Lisa C. Ruis
Lisa C. Ruis

Note: Any person who knowingly submits a false statement concerning the identity of a **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.)