

# UNOFFICIAL COPY

This Instrument Prepared by:  
Timothy P. McHugh, LTD.  
360 West Butterfield #300  
Elmhurst, IL 60126

**Return to and mail tax  
statements to:**

Carmina Reynoso Lopez  
1125 S Austin Blvd., Unit C  
Chicago, IL 60644

Carrington Title  
1008142066T



Doc#: 1408310012 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/24/2014 03:49 PM Pg: 1 of 4

This space for recording information only

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 23 day of January, 2014, by and between WELLS FARGO BANK, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates, whose address is 1610 East St. Andrew Place, B-150, Santa Ana, CA 92705, hereinafter called GRANTOR, grants to CARMINA REYNOSO LOPEZ and JUVENAL MORALES, a married couple, as joint tenants whose address is 1125 S Austin Blvd., Unit C, Chicago, IL 60644, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of TWENTY TWO THOUSAND FIVE HUNDRED and 00/100 (\$22,500.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

PIN: 16174090311001

Commonly known as: 1125 S Austin Blvd., Unit B, Chicago, IL 60644

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

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And the Grantor hereby covenants with said GRANTEE that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

WELLS FARGO BANK, N.A., as Trustee for  
Carrington Mortgage Loan Trust, Series 2006-NC3  
Asset-Backed Pass-Through Certificates  
By: Carrington Mortgage Services, LLC as  
attorney in fact

City of Chicago  
Dept. of Finance  
**663299**



Real Estate  
Transfer  
Stamp

**\$236.25**

Batch 7,833,569

By: *Adel Issa*  
Name: Adel Issa, Vice President of Special Servicing  
for Carrington Mortgage Services, LLC, Attorney in Fact

3/24/2014 15:21

DR43142

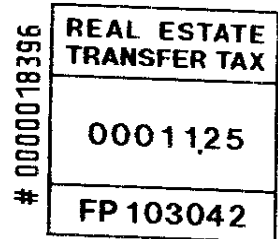
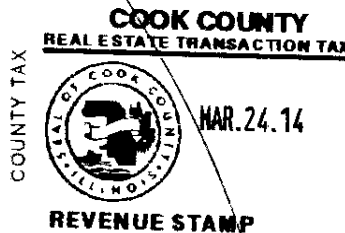
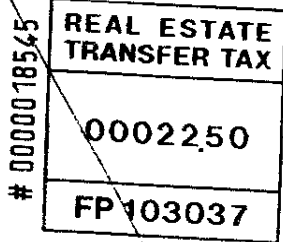
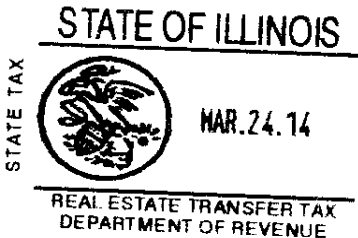
Title: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was hereby acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, Name: \_\_\_\_\_, Title: \_\_\_\_\_ By: Carrington Mortgage Services, LLC as attorney in fact for WELLS FARGO BANK, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates, who is personally known to me or who has produced \_\_\_\_\_ as identification, and who signed this instrument willingly.

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.



**UNOFFICIAL COPY****CALIFORNIA ALL – PURPOSE  
CERTIFICATE OF ACKNOWLEDGMENT**

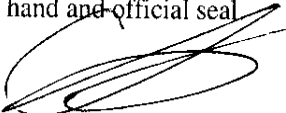
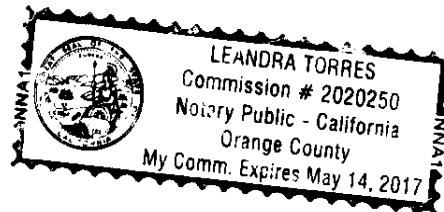
State of California

County of Orange

On January 23, 2014, before me, Leandra Torres, Notary Public, personally appeared, Adel Issa, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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

Signature  (Seal)**ADDITIONAL OPTIONAL INFORMATION****DESCRIPTION OF THE ATTACHED DOCUMENT**

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

(Additional information)

**CAPACITY CLAIMED BY THE SIGNER**

- Individual (s)  
 Corporate Officer

(Title)

- Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

**INSTRUCTIONS FOR COMPLETING THIS FORM**

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they - is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

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## EXHIBIT "A"

THIS IS THE RIDER TO THE DEED DATED AUGUST 23, 2013 RE CIRCUIT COURT OF COOK COUNTY, ILLINOIS CAUSE 11 CH 38747, RESPECTING THE FOLLOWING DESCRIBED PROPERTY.

UNIT NUMBER 1125-B IN THE 1125-27 SOUTH AUSTIN CONDOMINIUM ASSOCIATION AS DELINEATED ON A FLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 32 AND 33 IN BLOCK 12 IN WILLIAM HIGGIN'S PARK ADDITION, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RAILROAD RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY. IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 28, 1997 AS DOCUMENT NUMBER 97060542 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as 1125 South Austin Boulevard, Unit B, Chicago, IL 60644  
Permanent Index No.: 16-17-409-031-1001 (16-17-409-007 UNDERLYING)

Cook County Clerk's Office