

# UNOFFICIAL COPY



Doc#: 1434618119 Fee: \$50.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/12/2014 02:52 PM Pg: 1 of 7

Commitment Number: 3214118  
Seller's Loan Number: 369392584

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  
1400 Cherrington Parkway  
Moon Township, PA 15108

Mail Tax Statements To: **MICHAEL H. GWINN and ANGELA J.W. GWINN, 2341  
LINCOLNWOOD DR EVANSTON IL 60201-2048**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
10-11-405-001-0000**

**SPECIAL WARRANTY DEED**

14339-97  
**BOX 162**

**US BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT  
SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TRUST I**, whose mailing address is **314  
S Franklin Street Titusville, PA 16354**, hereinafter grantor, for \$525,000.00 (Five Hundred  
Twenty Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of  
special warranty to **MICHAEL H. GWINN and ANGELA J.W. GWINN**, as tenants by the  
entirety hereinafter grantees, whose tax mailing address is **2341 LINCOLNWOOD DR  
EVANSTON IL 60201-2048**, the following real property:

**SEE ATTACHED EXHIBIT A**

**Property Address is: 2341 LINCOLNWOOD DR EVANSTON IL 60201-2048**

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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 prior to the date the seller acquired title.

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.

Prior instrument reference: 1409719174

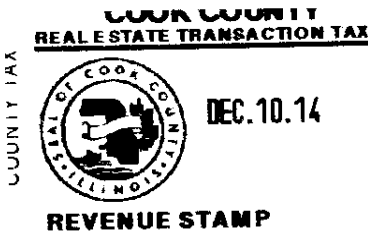
**CITY OF EVANSTON 028534**

*Real Estate Transfer Tax  
City Clerk's Office*

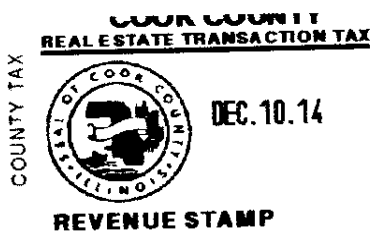
**P A I D** 26 2014

AMOUNT \$ 2,620.00

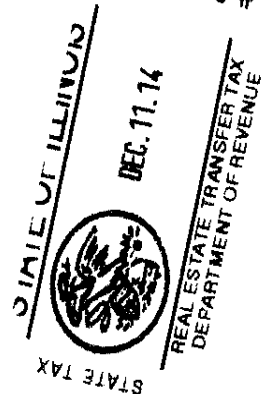
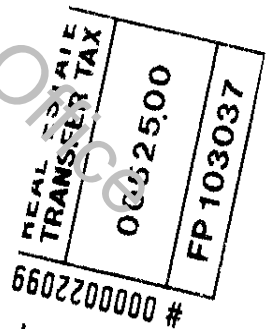
Agent RA



# 0000022038	REAL ESTATE TRANSFER TAX
	00182.50
	FP 103042



# 0000022036	REAL ESTATE TRANSFER TAX
	00080.00
	FP 103042

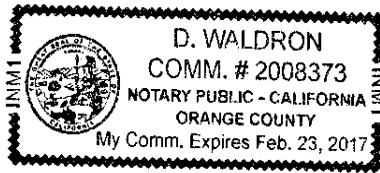


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Executed by the undersigned on September 29, 2014:

**US BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TRUST I BY SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, INC. AS ATTORNEY-IN-FACT**

By: [Signature]  
Name: Brian Sundell  
Its: Vice President



STATE OF CALIFORNIA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me, on 9/29, 2014 by Brian Sundell its Vice President on behalf of Servis One, Inc. dba BSI Financial Services Inc., as attorney in fact for **US BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TRUST I** who is personally known to me or has produced drivers license 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.

[Signature]  
Notary Public D. Waldron

**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative

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## **Exhibit "A"** **Legal Description**

All that certain parcel of land situate in the County of Cook, State of Illinois, described as follows:

Lot 4 (Except the East 65 feet thereof) in David F. Curtin's Addition to Lincolnwood, being a Subdivision in the West 1/2 of the South East 1/4 of Fractional Section 11, Township 41 North, Range 13, East of the Third Principal in Cook County, Illinois.

Tax ID: 10-11-405-001

Property of Cook County Clerk's Office

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## ACKNOWLEDGMENT

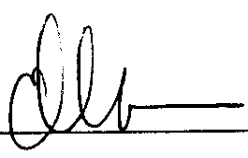
State of California  
County of Orange

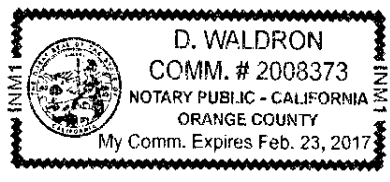
On 9/29/14 before me, D. Waldron  
(insert name and title of the officer)

personally appeared Brian Sundell  
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)



Statement by grantor

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## Plat Act Affidavit

STATE OF CALIFORNIA )

DOCUMENT NUMBER \_\_\_\_\_

COUNTY OF ORANGE )

) SS

I, (Name) Brian Sundell, being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 2341 LINCOLNWOOD DR EVANSTON IL 60201-2048, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyance made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the COOK COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SUBSCRIBED and SWORN to before me this \_\_\_ day of \_\_\_

U.S. Bank National Association not in its individual capacity,  
but solely as Legal Title Trustee for LVS Title Trust I

(Signature)

By: [Signature]  
Servis One, Inc. dba BSI Financial Services, Inc.,  
as Attorney-in-Fact

NOTARY: \_\_\_\_\_

(seal)

*see attached acknowledgment*

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## ACKNOWLEDGMENT

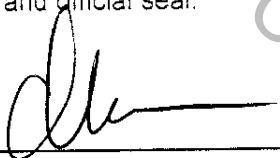
State of California  
County of Orange

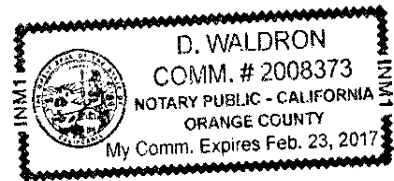
On 9/29/14 before me, D. Waldron  
(insert name and title of the officer)

personally appeared Brian Sundell  
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)



*Plot Act Affidavit*