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Doc#: 1504026047 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/09/2015 12:05 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

Completed By: Ginali Associates, P.C.
947 N. Plum Grove Road, Schaumburg, IL 60173

First American Title
2582400

THIS INSTRUMENT, made on the 11 day of December, 2014, by and between U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK, N.A., A TRUSTEE FOR THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2, hereinafter referred to as Grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and John Ernst, 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 authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part John Ernst and his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit:

LOT 43 IN BLOCK 10 IN MCMILLAN AND WETMORE'S THIRD ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, John Ernst and his 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, John Ernst and his 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 as to matters of title.

Permanent Real Estate Numbers: 16-27-422-005-0000

Address of the Real Estate: 2813 S Karlov Ave, Chicago, IL 60623

REAL ESTATE TRANSFER TAX	02-Feb-2015
	CHICAGO: 108.75
	CTA: 43.50
	TOTAL: 152.25

16-27-422-005-0000 | 20150101659798 | 2-108-542-592

REAL ESTATE TRANSFER TAX	02-Feb-2015
	COUNTY: 7.25
	ILLINOIS: 14.50
	TOTAL: 21.75

16-27-422-005-0000 | 20150101659798 | 2-049-166-976

Handwritten notations and signatures on the right margin.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Agent, the day and year first above written.

U.S. BANK, NATIONAL ASSOCIATION, AS
SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A.,
AS SUCCESSOR TO LASALLE BANK, N.A., A
TRUSTEE FOR THE MERRILL LYNCH FIRST
FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE
LOAN ASSET-BACKED CERTIFICATES, SERIES 2

By: Deborah Salas
Nationstar Mortgage, LLC as Attorney in Fact

Property of Cook County Clerk's Office

MAIL TO:

John Ernst
425 S Kensington
La Grange, IL 60525

SEND SUBSEQUENT TAX BILLS TO:

John Ernst
425 S Kensington
La Grange, IL 60525

STATE OF TEXAS

DENTON COUNTY

On this date, before me personally appeared Deborah Salas, a [redacted] acknowledged that he executed the same as his free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 11th day of December, 2014.

AW
Notary Public

My term Expires: 1/18/2017

