

UNOFFICIAL COPY

After Recording Return To:
Celso Garcia & Josefa Garcia
16040 St. Louis Ave
Markham, IL 60428

This Instrument Prepared by:
Danielle A. Pinkston - Esq.
3200 West 81st Street, Unit 2
Chicago, IL 60652

Mail Tax Statements To:
Celso Garcia & Josefa Garcia
~~16040 St. Louis Ave~~
~~Markham, IL 60428~~
4860 W. Newport
Chicago, IL 60641
APN: 28-23-209-040-0000



Doc#: 1506545033 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/06/2015 11:19 AM Pg: 1 of 3

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED executed this 5 day of February, 2015, by WELLS FARGO BANK N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC1 Asset-Backed Pass-Through Certificates, hereinafter called GRANTOR, grants to CELSO GARCIA and JOSEFA GARCIA, husband and wife, whose address is ~~16040 Saint Louis Ave, Markham, IL 60428~~, hereinafter called GRANTEES:
4860 W. Newport, Chicago, IL 60641

Wherever used herein the terms "GRANTOR" AND "GRANTEES" 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 ~~\$35,000.00~~ and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, remiss, releases, conveys and confirms unto the GRANTEES, all that certain land, situated in Cook County, Illinois, viz:

LOT 11 AND THE NORTH 19.11 FEET OF LOT 12 IN BLOCK 10 IN W. H. ELMORE'S KEDZIE AVENUE RIDGE, BEING A SUBDIVISION OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS.

Property Address: 16040 Saint Louis Ave, Markham, IL 60428

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

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with the Grantees 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 this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

REAL ESTATE TRANSFER TAX

06-Mar-2015



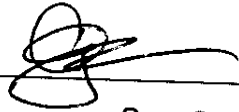
COUNTY: 17.50
ILLINOIS: 35.00
TOTAL: 52.50

28-23-209-040-0000 | 20150301667653 | 1-921-327-488

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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-NC1 Asset-Backed Pass-Through Certificates**

By: 

Title: SVP, Operations

Printed Name _____

STATE OF _____)

COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the _____ of WELLS FARGO BANK N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC1 Asset-Backed Pass-Through Certificates, 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 severally acknowledged that he/she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by said corporation, as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

See attached

Notary Public
My commission expires: _____



CITY OF MARKHAM

Water Stamp

Date 3/4/15

\$ 50.00 **3645**

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.

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

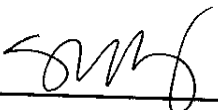
State of California
County of Orange

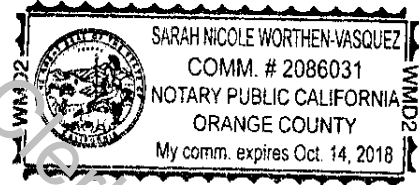
On February 5, 2015 before me, Sarah Nicole Worthen-Vasquez, Notary
(insert name and title of the officer)

personally appeared Greg Schleppey
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)



Property of Orange County Clerk's Office