

# UNOFFICIAL COPY



Doc#: 1513201026 Fee: \$64.00  
RHSP Fee: \$9.00 RPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/12/2015 09:59 AM Pg: 1 of 3

SPECIAL WARRANTY DEED  
KNOW ALL MEN BY THESE PRESENTS:  
That WELLS FARGO BANK, N.A., AS  
TRUSTEE ON BEHALF OF LAKE COUNTRY  
MORTGAGE LOAN TRUST 2006-HE1,

whose mailing address is:  
7360 S Kyrene Tempe AZ  
FOR AND IN CONSIDERATION OF  
TEN and NO/100 DOLLARS, and other good  
and valuable consideration, to it in hand paid by the party or parties identified below as  
GRANTEE hereunder, by these presents does grant, bargain, and sell unto:

GIZMO MEDIA, LLC

called 'GRANTEE' whose mailing address is: 8992 Preston Rd. #110-743 Fisco, TX  
75034

all that certain real property situated in COOK County, Illinois and more particularly  
described as follows:

LOT 7 (EXCEPT THAT PART THEREOF LYING WEST OF A LINE DRAWN FROM A  
POINT ON THE NORTH LINE OF SAID LOT 7, DISTANT 2.47 FEET EAST OF THE  
NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF SAID LOT 7,  
DISTANT 5.5 FEET EAST (AS MEASURED AT RIGHT ANGLES THERETO) OF THE  
WEST LINE OF SAID LOT 7) IN THE SUBDIVISION OF THAT PART OF LOT 3 LYING  
EAST OF A LINE 27.5 FEET EAST AND PARALLEL WITH THE WEST LINE OF SECTION  
15, IN SCHAAP'S SUBDIVISION OF PART OF SECTIONS 9, 10, 15 AND LOT 1 IN  
SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, ALL IN TOWNSHIP 36 NORTH,  
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 29-15-101-005-0000

Address of Property: 4 E. 157TH ST., SOUTH HOLLAND, IL 60473

TO HAVE AND TO HOLD the above described premises, together with all the rights  
and appurtenances thereto in any wise belonging, unto the said GRANTEE, its successors  
and assigns forever, subject to: (a) covenants, conditions and restrictions of record; (b)  
private, public and utility easements and roads and highways, if any; (c) party's all rights  
and agreements, if any; (d) special taxes or assessments for improvements not yet  
completed, if any; (e) installments not due at the date hereof of any special tax or  
assessment for improvements heretofore completed, if any; (f) general real estate taxes  
not yet due or payable; (g) building code violations and judicial proceedings relating  
thereto, if any; (h) existing zoning regulations; (i) encroachments if any, as may be  
disclosed by a plat of survey; (j) drainage ditches, drain tiles, feeders, laterals and  
underground pipes, if any; and (k) all mineral rights and easements in favor of mineral  
estate.

Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to  
warrant and forever defend all and singular the said premises unto the said GRANTEE,  
his heirs or successors and assigns, against every person whomsoever lawfully claiming  
or to claim the same, or any part thereof, by, through, or under GRANTOR but not  
otherwise.

REAL ESTATE TRANSFER TAX

04-May-2015

Loan # 88140637



COUNTY: 11.75  
ILLINOIS: 23.50  
TOTAL: 35.25

29-15-101-005-0000 | 20150401681647 | 0-007-845-248

3/13 APR 22 6:00

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 22 day of APRIL, 2015 in its name by Jennifer McKeown its AVP thereunto authorized by resolution of its board of directors.

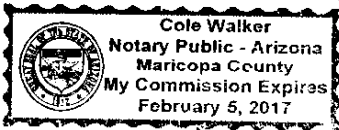
WELLS FARGO BANK, N.A., AS TRUSTEE ON BEHALF OF LAKE COUNTRY MORTGAGE LOAN TRUST 2006-HE1 by GREEN TREE SERVICING, LLC its attorney in fact

Jennifer McKeown  
Jennifer McKeown, AVP

(AFFIX SEAL)

STATE OF Arizona  
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of APRIL, 2015 by Jennifer McKeown as AVP of GREEN TREE SERVICING, LLC



[Signature]  
NOTARY PUBLIC

After Recording  
MAIL TO:  
Gizmo Media LLC  
8092 Preston Road  
Frisco, TX 75034

Send Tax Bills To:  
Gizmo Media LLC  
8092 Preston Road  
Frisco, TX 75034

This instrument prepared by:  
KENNETH D. SLOMKA  
SLOMKA LAW GROUP  
15255 S. 94<sup>TH</sup> AVENUE  
SUITE 602  
ORLAND PARK, IL 60462

Permanent Tax No.: 29-15-101-005-0000  
Address of Property: 4 E. 157TH ST., SOUTH HOLLAND, IL 60473

Loan # 88140637

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Phoenix Asset Management**

Mailing Address: **1245 E. Brickyard Rd. Suite 200, Salt Lake City, UT 84106**

Telephone No.: **N/A**

Attorney or Agent: **Crosstown Realtors/Dan Robinson**

Telephone No.: **708.889.2923**

Fax No. **708.418.8269**

Property Address: **4 E. 157<sup>th</sup> St.**

**South Holland, IL 60473**

Property Index Number (PIN): **29-15-101-005-0000**

Water Account Number: **0110077002**

Date of Issuance: **4/30/2015**

State of Illinois )

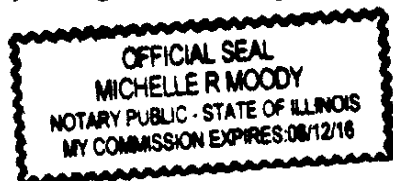
County of Cook)

This instrument was acknowledged before me on April 30, 15 by

Michelle R. Moody  
Michelle R. Moody  
(Signature of Notary Public)  
(SEAL)

VILLAGE OF SOUTH HOLLAND

By: Muband Usman 4/30/2015  
Deputy Village Clerk or Representative



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.