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First American Title
Order # 2660709
(1013)

Doc#: 1519522000 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/14/2015 08:05 AM Pg: 1 of 5

VILLAGE OF RIVER FOREST
Real Estate Transfer Tax
Date: 6/17/15 Amt Paid: 4525.00

This Document Prepared By:

Brian P. Tracy, Esq
15W030 N. Frontage Road, Suite 100
Burr Ridge, IL 60527

After Recording Return To:

Erick Bayron and Ana Bayron
1518 Monroe Avenue
River Forest, IL 60305

SPECIAL WARRANTY DEED

THIS INDENTURE made this 28 day of May, 2015, between WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A. AS TRUSTEE FOR BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4 by Nationstar Mortgage, LLC its attorney in fact, hereinafter ("Grantor"), and Erick Bayron and Ana Bayron, whose mailing address is 2101 N. 74th Ave. Elmwood Park, IL 60707 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as 1518 Monroe Avenue, River Forest, IL, 60305.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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, subject to all

** husband and wife as tenants by the entirety*

DB1/67125961.5

REAL ESTATE TRANSFER TAX

10-Jul-2015



COUNTY:	262.50
ILLINOIS:	525.00
TOTAL:	787.50

15-01-201-020-0000 | 20150601697703 | 0-803-451-776

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matters set forth on Exhibit B.

Grantor 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 Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

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 Grantee forever.

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Executed by the undersigned on May 28, 2015:

GRANTOR:

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A. AS TRUSTEE FOR BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4 by Nationstar Mortgage, LLC its attorney in fact

By: [Signature]
Name: Surinder Crim
Title: Assistant Secretary

STATE OF Texas)
COUNTY OF Denton) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Surinder Crim, personally known to me to be the Assistant Secretary, 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 acknowledged that as such Surinder Crim [HE] [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said _____, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of May, 2015

Commission expires 1/5, 2018
Notary Public

SEND SUBSEQUENT TAX BILLS TO:
Erick Bayron and Ana Bayron
1518 Monroe Avenue
River Forest, IL, 60305

[Signature]
Notary Clerk's Office

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Exhibit A
Legal Description

LOT 8 IN BLOCK 3 IN O.C. BRAESES SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-01-201-020-0000

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Exhibit B Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.