

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)



Doc#: 1534922026 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/15/2015 08:58 AM Pg: 1 of 3

THIS AGREEMENT, made this 1 day of December, 2015, between U.S. BANK TRUST, N.A., AS TRUSTEE FOR VOLT ASSET HOLDINGS TRUST XVI, a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the State of Illinois, as GRANTOR, and JAMES MARTIN and GWENDOLYN MARTIN, *not as joint tenants, but as TENANTS BY THE* \*  
\*, 11337 S ADA, CHICAGO, IL 60643, as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE(S), and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

\* ENTIRETY \*

PARCEL 1: THAT PART OF LOT 7 IN CHESTNUT HILL UNIT 3, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 51.11 FEET TO THE EASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 38 MINUTES 32 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 125.00 FEET TO THE WEST LINE OF SAID LOT 7; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 26.98 FEET TO THE WESTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE NORTH 89 DEGREES 38 MINUTES 32 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 125.00 FEET TO THE EAST LINE OF SAID LOT 7; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 26.96 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON PLAT OF CHESTNUT HILL UNIT NUMBER 1, FILED OCTOBER 1, 1975 AS DOCUMENT LR2832429, AND AS SHOWN ON PLAT OF CHESTNUT HILL UNIT NUMBER 2, FILED MAY 16, 1980 AS DOCUMENT LR3161201 AND AS SHOWN ON PLAT OF CHESTNUT HILL UNIT NUMBER 3 FILED OCTOBER 4, 1991 AS DOCUMENT LR 001008 AND AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR CHESTNUT HILL HOMEOWNERS' ASSOCIATION FILED FEBRUARY 17, 1989 AS DOCUMENT LR3774311, AND AS AMENDED AND AS CREATED BY DEED MADE BY FIRST NATIONAL BANK OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT NUMBER 3847 TO CHESTNUT HILL ASSOCIATION, INC., AND RECORDED OCTOBER 18, 1993 AS DOCUMENT 93834520, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anyway 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, the GRANTOR, 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 GRANTEE(S), their heirs and assigns forever. *AS TENANTS BY THE ENTIRETY.*

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), their 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.

FIRST AMERICAN TITLE  
FILE # 202256

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Y  
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SC  
INT 10

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Permanent Real Estate Numbers: 31-11-221-030-0000

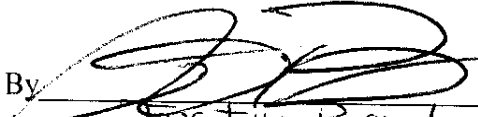
Address of the Real Estate: 1404 JOYCE DR, FLOSSMOOR, IL 60422

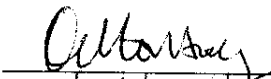
Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its vice president, and, if applicable, to be attested by its Authorized Signer, the day and year first above written.

<b>REAL ESTATE TRANSFER TAX</b>	10-Dec-2015
 	<b>COUNTY:</b> 61.50
	<b>ILLINOIS:</b> 123.00
	<b>TOTAL:</b> 184.50
31-11-221-030-0000   20151201649675   0-487-171-136	

U.S. BANK TRUST, N.A., AS TRUSTEE FOR VOLT ASSET HOLDINGS TRUST XVI CALIBER HOME LOANS, INC., AS ATTORNEY IN FACT

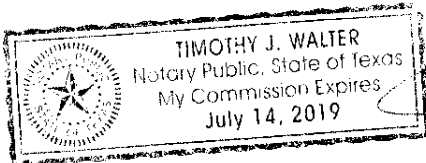
By:   
Justin Boyer


Attest:   
Odette Hodges

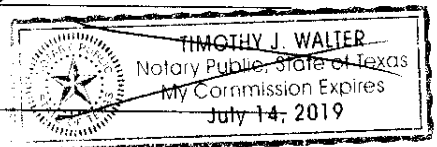
STATE OF Texas )  
COUNTY OF Dallas ) ss.

I, Timothy J. Walter, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Justin Boyer personally known to me to be the Authorized Signatory, an AUTHORIZED SIGNER OF CALIBER HOME LOANS, INC., AS ATTORNEY IN FACT U.S. BANK TRUST, N.A., AS TRUSTEE FOR VOLT ASSET HOLDINGS TRUST XVI, a Delaware corporation, and Odette Hodges, personally known to me to be the Authorized Signatory of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Authorized Signatory and Authorized Signatory, they signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15<sup>th</sup> day of December, 2015.



  
Notary Public  
Commission Expires \_\_\_\_\_



MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

# UNOFFICIAL COPY

MAIL TO:

Stanislaw J. Skupien  
7015 W. Archer Ave.  
Chicago, IL 60638

SEND SUBSEQUENT TAX BILLS TO:

James Martin & Gwendolyn Martin  
1404 Joyce Dr.  
Flossmoor, IL 60422

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

Property of Cook County Clerk's Office