

# UNOFFICIAL COPY



Doc#: 1601919098 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 01/19/2016 03:47 PM Pg: 1 of 3

Commitment Number: 3388349

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

Mail Tax Statements To: WAGNER SORIA and AARON BARSOTTI: 5244 Brummel ST.,  
Skokie, IL 60077

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
16-29-111-031-0000

## SPECIAL WARRANTY DEED

U.S. Bank, N.A., whose mailing address is 350 Highland Drive, Lewisville, TX 75067,  
hereinafter grantor, for \$91,875.00 (Ninety One Thousand Eight Hundred Seventy Five Dollars  
and Zero Cents) in consideration paid, grants with covenants of special warranty to WAGNER  
SORIA, a (an) \_\_\_\_\_ person, and AARON BARSOTTI, a (an) \_\_\_\_\_  
person, hereinafter grantees, whose tax mailing address is 5244 Brummel ST., Skokie, IL  
60077, the following real property:

The land hereinafter referred to is situated in the City of Berwyn, County of Cook, State of  
IL, and is described as follows:

Lot 11 in Krasa Subdivision of Block 12 in Winslow's and others subdivision of the  
Northwest Quarter of Section 29, Township 39 North, Range 13, East of the Third Principal  
Meridian, in Cook County, Illinois.

THE CITY OF  REAL ESTATE  
BERWYN, IL TRANSFER TAX  
\$ 919.<sup>00</sup>  
COLLECTOR'S OFFICE

\$52.00

1/19/16

RW

3 pages

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**Property Address is: 2324 LOMBARD AVE., BERWYN, IL 60402**

Seller 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.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 grantees forever.

Prior instrument reference: 1527118029

REAL ESTATE TRANSFER TAX		20-Jan-2016
		COUNTY: 46.00
		ILLINOIS: 92.00
		TOTAL: 138.00
16-29-111-031-0000   20160101661798   6-390-365-760		

Clerk's Office

# UNOFFICIAL COPY

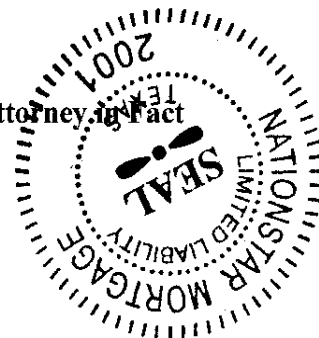
Executed by the undersigned on 11/13, 2015:

U.S. Bank, N.A., by Nationstar Mortgage, LLC as Servicer and Attorney in Fact

By: 

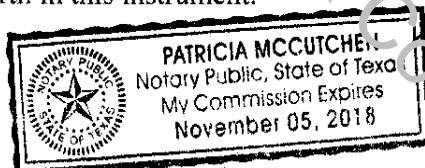
Name: Gabriel Montoya

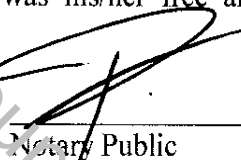
Its: Assistant Secretary



STATE OF Texas  
COUNTY OF Denton

The foregoing instrument was acknowledged before me on 11/13, 2015 by Gabriel Montoya its Assistant Secretary on behalf of U.S. Bank, N.A., by Nationstar Mortgage, LLC as Servicer and Attorney in Fact who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



  
Patricia McCutchen  
Notary Public

MUNICIPAL TRANSFER STAMP  
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative