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Doc#: 1603549227 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/04/2016 11:17 AM Pg: 1 of 3

Dec ID 20151201656442
ST/CO Stamp 1-769-050-688 ST Tax \$53.00 CO Tax \$26.50
City Stamp 1-772-851-776 City Tax: \$556.50

CT 3393830RM
AM PD 303
TIM# 160000383

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg IL 60173

After Recording Return To:
Rema Farias
3112 W. Warren Blvd., #3E
Chicago IL 60612

Mail Tax Statements To: Rema Farias; 3112 W. Warren Blvd., #3E, Chicago, IL 60612

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
16-12-324-038-1005

SPECIAL WARRANTY DEED

WFO REO 2014-02, LLC, whose mailing address is 4282 N. Freeway, Fort Worth, TX 76137, hereinafter grantor, for \$52,900.00 (Fifty Two Thousand, Nine Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Rema Farias, hereinafter grantee, whose tax mailing address is 3112 W. Warren Blvd., #3E, Chicago, IL 60612, the following real property:

All that certain Condominium situate in the County of Cook and State of Illinois being known and designated as follows:

PARCEL 1: UNIT 3E IN HERITAGE SUITES CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0327544152 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN

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SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT KNOWN AS PARKING SPACE P-4, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, IN COOK COUNTY, ILLINOIS.

Property Address is: 3112 W Warren Boulevard, #3E, Chicago, IL 60612

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 prior to the date the seller acquired title.

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 grantee forever.

Prior instrument reference: **1519549090**

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Executed by the undersigned on 1/18, 2016:

WFO REO 2014-02, LLC, By Statebridge Company, LLC as attorney-in-Fact

By: [Signature]

Name: David McDonnell

Its: Managing Director

STATE OF Colorado
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me on 1/18, 2016 by David McDonnell its Managing Director on behalf of **WFO REO 2014-02, LLC, By Statebridge Company, LLC as 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.

GERIANN SALAZAR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074038454
MY COMMISSION EXPIRES OCTOBER 11, 2019

[Signature]
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

GERIANN SALAZAR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074038454
MY COMMISSION EXPIRES OCTOBER 11, 2019