

# UNOFFICIAL COPY



Doc#: 1609219114 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/01/2016 02:04 PM Pg: 1 of 4

MAIL TO:

Zahid Hassan  
PO Box 644, Glenview  
IL 60325

SPECIAL WARRANTY DEED  
(CORPORATION TO CORPORATION)  
ILLINOIS

THIS INDENTURE, made this 8 day of March, 2016, between **U.S. Bank N.A., as trustee, on behalf of the holders of the U.S. Morgan Mortgage Acquisition Corp. 2006-FRE1, Asset Backed Pass-Through Certificates, Series 2006-FRE1**, a corporation created and existing under and by virtue of the laws of the State of Utah and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Zahq LLC**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, 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 party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): **30-32-309-009-1005**  
PROPERTY ADDRESS(ES):

**18224 Wentworth Avenue Unit 5, Lansing, IL, 60438**

IN WITNESS WHEREOF, said party of the first part has caused by its March 8, 2016, the day and year first above written.

1/3

(4)

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U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Corp. 2006-FRE1, Asset Backed Pass-Through Certificates, Series 2006-FRE1, by Select Portfolio Servicing, Inc., as Attorney in Fact

 3/8/16

By  
Diane Harward, Doc. Control Officer  
Its

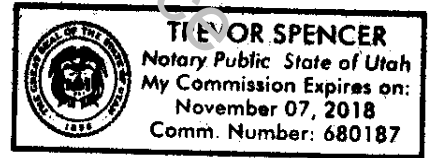
Property of Cook County Clerk's Office

STATE OF UTAH )  
                          ) SS  
COUNTY OF SALT LAKE )

I, Trevor Spencer, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Diane Harward, personally known to me to be the Document Control Officer for Select Portfolio Servicing, Inc., as Attorney in Fact for U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Corp. 2006-FRE1, Asset Backed Pass-Through Certificates, Series 2006-FRE1, 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 severally acknowledged that as the Document Control Officer, (s)he signed and delivered the said instrument their free and voluntary act, and as the free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 8 day of March, 2016.

  
NOTARY PUBLIC



My commission expires: 11/7/18

This Instrument was prepared by:  
PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300  
Chicago, IL 60602  
BY: Amanda Griffin

PLEASE SEND SUBSEQUENT TAX BILLS TO:  
1118 merrifield rd  
Schererville, IN 46375

| REAL ESTATE TRANSFER TAX |  | 31-Mar-2016 |
|--------------------------|--|-------------|
| COUNTY:                  |  | 7.75        |
| ILLINOIS:                |  | 15.50       |
| TOTAL:                   |  | 23.25       |

30-32-309-009-1005 | 20160301676541 | 2-039-215-680

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## EXHIBIT A

PARCEL 1: UNIT 5 IN RIDGEVIEW CONDOMINIUM, AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 16TH DAY OF SEPTEMBER, 1986 AS DOCUMENT NUMBER 3549850.

PARCEL 2: AN UNDIVIDED 14.2128% INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: LOT 26 AND 27 (TAKEN AS A TRACT) IN AXTEL'S ADDITION TO LANSING (HEREINAFTER DESCRIBED) (EXCEPTING THEREFROM ALL THAT PART OF SAID LOTS, TAKEN AS A TRACT, LYING SOUTH OF A LINE DRAWN PARALLEL WITH THE NORTH LINE OF SAID TRACT FROM A POINT IN THE EAST LINE OF SAID TRACT 210 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 27 AND EXTENDING TO THE WEST LINE OF SAID TRACT), IN AXTELS ADDITION TO LANSING, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 26 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS THE SAME APPEARS IN THE RECORD OF THE RECORDED PLAT OF THE VILLAGE OF LANSING IN COOK COUNTY, ILLINOIS AND CARPORT PARKING SPACE NO. 5, AS A LIMITED COMMON ELEMENT, AS DEFINED IN THE DECLARATION REFERRED TO ABOVE IN PARCEL 1. dx

Commonly Known As: **18224 Wentworth Ave #5, Lansing, IL 60438**

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:



## VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, 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: US Bank, NA

Mailing Address: 3915 South est Temple  
Salt Lake City, UT 84115

Telephone:

Attorney or Agent: Jeff Mrozke/Crosstown Realtors

Telephone No.: 708-889-2923

Property Address 18224 Wentworth Avenue, unit 5  
Lansing, IL 60438

Property Index Number (PIN) 30-32-309-009-1005

Water Account Number N/A

Date of Issuance: March 28, 2016

State of Illinois)  
County of Cook)  
This instrument was acknowledged before  
me on March 28, 2016 by  
Karen Giovane.

VILLAGE OF LANSING

By:   
Village Treasurer or Designee



(Signature of Notary Public)

