



1611301090

Doc#: 1611301090 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/22/2016 02:52 PM Pg: 1 of 2

REAL ESTATE TRANSFER TAX		13-Apr-2016
	COUNTY:	15.75
	ILLINOIS:	31.50
	TOTAL:	47.25
31-03-309-003-0000 20160301681471 1-090-305-600		

FIRST AMERICAN TITLE

FILE # 2731432
(1058)

Commitment Number: IL1-1500360

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, Send To: J. Pawlenty, Attorney
200 E. North
Northlake, IL 60164

Mail Tax Statements To: Rudy Diaz: 1401 N 36th Ave., Melrose Pike, IL 60160

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
31-03-309-003-0000

SPECIAL/LIMITED WARRANTY DEED

Wilmington Trust, National Association, as Successor Trustee to CitiBank, N.A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates Series 2005-FF12, hereinafter grantor, of 8950 Cypress Waters Blvd., Coppell, TX 75019, for \$ _____ () in consideration paid, grants with covenants of limited warranty to Rudy Diaz, hereinafter grantee, whose tax mailing address is 1401 N 36th Ave., Melrose Pike, IL 60160, the following real property:

The land hereinafter referred to is situated in the City of Country Club Hills, County of Cook, State of IL, and is described as follows: Lot 33 in J.E. Merrion's Country Club Hills 3rd Addition, a Subdivision of part of the North 1/2 of the Southwest 1/4 of Section 3, Township 35 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded July 8, 1958 as Document No. 17253268, in Cook County, Illinois. APN: 31-03-309-003-0000 Property Address is: 4661 188th Street, Country Club Hills, IL 60478

16-045 NO!
KQ
2/18/16 \$ 138.00

property address: 4661 W. 188th St.
Country Club Hills, IL 60478

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UNOFFICIAL COPY

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.

Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

Prior instrument reference: **1525439025**

Executed by the undersigned on Dec 18, 2015:

Wilmington Trust, National Association, as Successor Trustee to CitiBank, N.A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-FF12, By Nationstar Mortgage LLC as Attorney in Fact

By: _____

Printed Name: Patricia McCutchen

Its: Assistant Secretary

STATE OF Texas
COUNTY OF Denton

The foregoing instrument was acknowledged before me on 12-18, 2015 by Patricia McCutchen^{M.S.} Assistant Secretary its Assistant Secretary on behalf of **Nationstar Mortgage LLC as Attorney in Fact For Wilmington Trust, National Association, as Successor Trustee to CitiBank, N.A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-FF12**, 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.

Mia Smith
Notary Public

