

# UNOFFICIAL COPY



This Instrument Prepared by:  
Certified Document Solutions  
c/o Attorney Margaret C. Daun  
17345 Civic Drive, Unit 1961  
Brookfield, WI 53045

Doc#: 1612422204 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/03/2016 02:05 PM Pg: 1 of 3

Return to:  
Vantage Point Title, Inc.  
Attention: Default Services  
25400 US 19 North, Suite 135  
Clearwater, FL 33763

Mail tax statements to:  
Chicago Title Land Trust Company as Trustee under  
Trust Agreement dated 3/29/2016 and known as Trust  
No. 8002370840  
2425 North Austin Avenue  
Chicago, IL 60639

Reference Number: D-IL17200

Property Tax ID#: 13-29-425-045-0000

## WARRANTY DEED


**THE GRANTOR, U.S. ROF IV LEGAL TITLE TRUST 2015-1, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE**, of 440 S. LaSalle Street, Suite 2000, Chicago, IL 60605, for and in consideration of the sum of \$187,950.00 and other good and valuable considerations, in hand paid, **CONVEY AND WARRANT** to, **CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED 3/29/2016 AND KNOWN AS TRUST NO. 8002370840**, of 2425 North Austin Avenue, Chicago, IL 60639, all interest in the following described real estate, to-wit:



SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** Covenants, conditions and restrictions of record; General real estate taxes not due and payable at the time of closing; building lines and easements, if any, provided they do not interfere with the current use and enjoy.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

REAL ESTATE TRANSFER TAX		03-May-2016
	<b>CHICAGO:</b>	1,410.00
	<b>CTA:</b>	564.00
	<b>TOTAL:</b>	1,974.00 *

REAL ESTATE TRANSFER TAX		03-May-2016
	<b>COUNTY:</b>	94.00
	<b>ILLINOIS:</b>	188.00
	<b>TOTAL:</b>	282.00

13-29-425-045-0000 | 20160501699073 | 2-033-987-904

13-29-425-045-0000 | 20160501699073 | 0-048-673-088

\* Total does not include any applicable penalty or interest due.

AB

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IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 27<sup>th</sup> day of April, 2016.

U.S. ROF IV Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee  
BY FAY SERVICING, LLC, as attorney in fact POA recorded 9/14/2015, document ID #  
1525418074, Cook County, IL

By [Signature]  
Print Name: Daren M. Perez  
Title: REO Manager

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

On the 27 day of April in the year 2016 before me, the undersigned, a Notary Public personally appeared Daren M. Perez, REO Manager (Title of Officer) of FAY SERVICING, LLC., as attorney in fact for U.S. ROF IV Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the county and state above.

[Signature]  
Notary Public  
Printed Name: Gerald E. Murch  
My Commission expires 2/13/2018

NOTARY PUBLIC  
GERALD E. MURCH  
MY COMMISSION # FF 092604  
EXPIRES: February 13, 2018  
Bonded Thru Budget Notary Services

MUNICIPAL TRANSFER STAMP (If Required) Cook COUNTY/ILLINOIS TRANSFER STAMP

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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Exhibit "A"

THE FOLLOWING DESCRIBED REAL ESTATE, BEING SITUATED IN COOK COUNTY, ILLINOIS, AND LEGALLY DESCRIBED AS FOLLOWS, TO-WIT:

LOT 32 (EXCEPT THE SOUTH 4 FEET) AND ALL OF LOT 33 IN BLOCK 5 IN BOOTH'S SUBDIVISION OF THE SOUTH 33 1/3 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS 2425 NORTH AUSTIN AVENUE, CHICAGO, IL 60639

PARCEL ID NO. 13-29-425-045-0000

Property of Cook County Clerk's Office