

# UNOFFICIAL COPY



Doc#: 1616217001 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/10/2016 08:25 AM Pg: 1 of 3

10/10/16  
Real Advantage, LLC  
1000 Commerce Dr., 5th Floor  
Pittsburgh, PA 15275  
412-241-9

**SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS**

THIS INDENTURE, made between **U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., CSFB Trust 2004-CF2, CSFB Mortgage Pass-Through Certificates, Series 2004-CF2** duly authorized to transact business in the State of **ILLINOIS** party of the first part, and **Jorge Partida**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$15,000.00** 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 interest in 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 GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS; CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS AND DRAIN TILE, PIPE OR OTHER CONDUIT AND ALL OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.**

Together with all and singular the hereditaments and appurtenances hereunder 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 hereditaments 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 Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.”

S Y  
P 3  
S N  
M N  
SCY  
E Y  
INT DRC

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PERMANENT REAL ESTATE INDEX NUMBER(S): **32-19-307-010**  
PROPERTY ADDRESS (ES): **563 W 15th Street, Chicago Heights, IL 60411**

IN WITNESS WHEREOF, said party of the first part has caused on **22 of April, 2016**.

**U.S. Bank National Association, as Trustee for  
Credit Suisse First Boston Mortgage Securities  
Corp., CSFB Trust 2004-CF2, CSFB Mortgage  
Pass-Through Certificates, Series 2004-CF2 By  
Wells Fargo Bank, N.A., As Its Attorney-In-  
Fact**

China Lem  
04/22/16  
By: **China Lem**  
Vice President Loan Documentation  
Its:

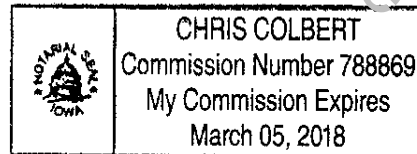
State of Iowa )  
) ss.  
County Dallas )

On this 22 day of April, A.D., 2016, before me, a Notary Public in and for said county, personally appeared China Lem, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VAD (title) of said Wells Fargo Bank, N.A., as Attorney-in-Fact for **U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., CSFB Trust 2004-CF2, CSFB Mortgage Pass-Through Certificates, Series 2004-CF2**, by authority of its board of (directors or trustees) and the said (officer's name) China Lem acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature) (Stamp or Seal)  
Notary Public

1205038165A

This Instrument was prepared by:  
Anna Pittman, Esq.  
8940 Main Street  
Clarence, NY 14031  
716-634-3405



Please send subsequent Tax Bills to:  
Jorge Partida, 1319 Franklin Avenue, Chicago Heights, IL 60411

REAL ESTATE TRANSFER TAX		07-Jun-2016
COUNTY:		7.50
ILLINOIS:		15.00
TOTAL:		22.50

220-IL-V3



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## EXHIBIT A

ALL THAT REAL PROPERTY DESCRIBED AS:

THE SOUTH 1/2 OF LOT 63 IN HILLTOP LAND COMPANY'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 25 ACRES OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., CSFB TRUST 2004-CF2, CSFB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-CF2 BY JUDICIAL SALE DEED OF THE JUDICIAL SALES CORPORATION DATED DECEMBER 22, 2015 RECORDED DECEMBER 30, 2015 IN DOCUMENT NO. 1536429028 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 563 W 15TH STREET, CHICAGO HEIGHTS, IL 60411

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