

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

### Statutory (Illinois)

(Corporation to Limited Liability Company)

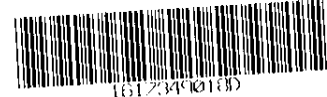
3/3 2016-0225455 RE1605001

#### MAIL TO:

SingleSource Property Solutions  
333 Technology Drive, Suite 102  
Canonsburg, PA 15317

#### NAME & ADDRESS OF TAXPAYER:

Mikes 1136 LLC  
2543 N. Sheffield Ave., #146501  
Chicago, IL 60614



Doc#: 1617349018 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/21/2016 09:15 AM Pg: 1 of 2

THE GRANTOR, UMB Bank, National Association, not in its individual capacity but solely as legal title trustee of MART Legal Title Trust 2015-NPL1, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to,

Mikes 1136 LLC

a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 2543 N. Sheffield Ave., #146501 Chicago, IL 60614, party of the second part, the following described Real Estate situated in Cook County and in the State of Illinois, to wit:

PARCEL 1: UNIT 1 IN THE 1136 N. MOZART CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 42 IN THE SUBDIVISION OF BLOCK 2 IN HUTCHINSON AND COLT'S SUBDIVISION OF BLOCKS 2, 6, 12 AND 16 IN CARTER'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 IN CLIFFORD'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0430219035, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE AFOREMENTIONED DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0430219035.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 to hold the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Index No.(s): 16-01-303-042-1001  
Property Address: 1136 N. Mozart St., #1, Chicago, IL 60647

PREMIER TITLE

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In Witness Whereof, said party has caused its name to be signed to these presents this 18 day of May, 2016.

Name of Corporation: UMB Bank, National Association, not in its individual capacity but solely as legal title trustee of MART Legal Title Trust 2015-NPL1 by Servis One, Inc. dba BSI Financial Services, as attorney in fact

By [Signature]  
Printed Name: **Brian Sindell**  
Title: **Vice President**

Witnesses:  
[Signature]  
Witness #1 Signature  
**Deanna Reyna**  
Printed Name of Witness #1

[Signature]  
Witness #2 Signature  
**Jessica Phillips**  
Printed Name of Witness #2

REAL ESTATE TRANSFER TAX		20-Jun-2016
	CHICAGO:	1,800.00
	CTA:	720.00
	<b>TOTAL:</b>	<b>2,520.00 *</b>
16-01-303-042-1001   20160601620127   1-130-272-064		
* Total does not include any applicable penalty or interest due.		

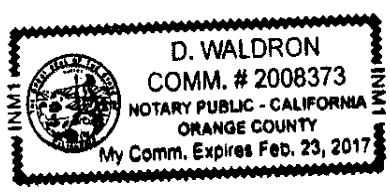
REAL ESTATE TRANSFER TAX		20-Jun-2016
	COUNTY:	120.00
	ILLINOIS:	240.00
	<b>TOTAL:</b>	<b>360.00</b>
16-01-303-042-1001   20160601620127   1-841-845-568		

"A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document"

STATE OF California  
COUNTY OF Orange

This instrument was acknowledged before me on May 18, 2016 by Brian Sindell as VP of Servis One, Inc. dba BSI Financial Services, as attorney in fact for UMB Bank, National Association, not in its individual capacity but solely as legal title trustee of MART Legal Title Trust 2015-NPL1 [ ] who is personally known to me or W who has produced drivers license as identification.

[Affix Notary Seal]



[Signature]  
SIGNATURE OF NOTARY PUBLIC  
My commission expires 2/23/17

COUNTY - ILLINOIS TRANSFER STAMPS  
Exempt Under Provision of  
Paragraph    , Section 4,  
Real Estate Transfer Act  
Date:                       
Signature:                     

Prepared by:  
Anselmo Lindberg Oliver LLC  
1771 W. Diehl Ste 120  
Naperville, IL 60563

Property Address: 1136 N. Mozart St., #1, Chicago, IL 60647

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).