

UNOFFICIAL COPY

Doc#: 1618855147 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/06/2016 12:58 PM Pg: 1 of 3

Dec ID 20160601619465
ST/CO Stamp 0-810-896-704 ST Tax \$205.00 CO Tax \$102.50
City Stamp 0-754-142-528 City Tax: \$2,152.50

Commitment Number: DS7110-16000960 *Rm*
1001

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg IL 60173



After Recording Return To:
Mike Irvin
4139 South Wabash Ave.
Chicago, IL 60653

Mail Tax Statements To: Mike Irvin; 4139 South Wabash Ave., Chicago, IL 60653

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
20-03-113-014-0000

SPECIAL 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, whose mailing address is 8950 Cypress Water Blvd., Coppell, TX 75019, hereinafter grantor, for \$204,750.00 (Two Hundred Four Thousand Seven Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Mike Irvin, hereinafter grantee, whose tax mailing address is 61 W. 15th St., Chicago, IL 60605, the following real property:

The South 1/2 of Lot 17 in Block 8 in Pryor and Hopkins Subdivision of the West 1/2 of the Northwest 1/4 of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian (except that portion thereof taken for widening Indiana Avenue), in Cook County, Illinois.

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Property Address is: 4139 South Wabash Ave., Chicago, IL 60653

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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.

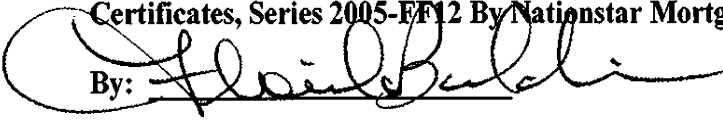
Prior instrument reference: **21605019715**

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Commitment Number# DS7110-16000960

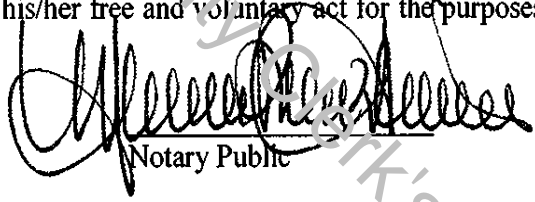
Executed by the undersigned on 6/6/16 :

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 its Attorney in Fact

By: 

Name: Florika Baldwin
Its: Assistant Secretary

STATE OF Colorado
COUNTY OF Douglas
The foregoing instrument was acknowledged before me on June 6, 2016, by Florika Baldwin its Asst. Secretary on behalf of 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 its attorney in fact, who 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.


Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative

MICHELLE PATRISE WILLIAMS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144022738
MY COMMISSION EXPIRES JUNE 6, 2018