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Doc#: 1619534038 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/13/2016 10:05 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 17th day of JUNE, 20 16, between **Carrington Mortgage Services, LLC** ("Grantor"), duly authorized to transact business in the State of Illinois, and **Secretary of Veterans Affairs, an Officer of the United States of America** ("Grantee"), WITNESSETH, that the Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt of which is hereby acknowledged by these presents, does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee and to its successors and assigns, FOREVER, all the following described real estate located in the County of Cook, State of Illinois, to wit:

Units 1 and P-1 together with its undivided percentage interest in the common elements in 4454 South St. Lawrence Ave. Condominium as delineated and defined in the Declaration recorded as Document No. 0802515025 in the Southeast 1/4 of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 4454 South Saint Lawrence Avenue, Unit 1, Chicago, IL 60653

Property Index No.: 20-03-409-043-1001 and 20-03-409-043-1005

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 encumbered 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 current and subsequent taxes and other assessments, building lines and building laws and ordinances, zoning laws and ordinances, private and public roads and highways, and reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

CCRD REVIEW

REAL ESTATE TRANSFER TAX

13-Jul-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-03-409-043-1001 | 20160601622161 | 0-880-864-576

REAL ESTATE TRANSFER TAX

08-Jul-2016



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-03-409-043-1001 | 20160601622161 | 0-264-121-664

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

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In witness whereof, said Grantor has hereunto set its hand this 17TH day of JUNE, 2016.

CARRINGTON MORTGAGE SERVICES, LLC

By: [Signature]

Its: Scott Hazen
REO Manager

State of _____)
County of _____) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, the _____, of _____ and for Carrington Mortgage Services, LLC.

See Attached

Notary Public

Exempt under provisions of Paragraph B, Section 31-45 of the Real Estate Tax Law (35 ILCS 200/31-45)

6/22/2016
Date

[Signature]
Buyer, Seller or Representative

Grantee's Name and Address and Tax Mailing Address:
Secretary of Veterans Affairs, an Officer of the United States of America
Department of Veterans Affairs VA Regional Loan Center
1 Federal Drive, Ft. Snelling
St. Paul, MN 55111-4050

This instrument was prepared by:
Manley Deas Kochalski LLC, 1555 Lake Shore Drive, Columbus, OH 43204

Please return to:
Manley Deas Kochalski LLC
DEEDS
P.O. Box 165028
Columbus OH 43216-5028

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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.

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

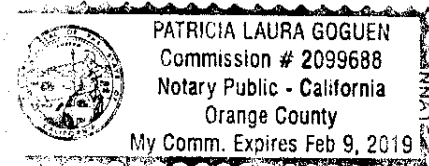
State of California

County of Orange

On June 17, 2016, before me, Patricia Laura Goguen, Notary Public, personally appeared Scott Hazen, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Patricia Laura Goguen (Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

SWO

(Title or description of attached document)

 (Title or description of attached document continued)

Number of Pages _____ Document Date _____

 (Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to this document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do so within that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

 (Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ◆ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ◆ Indicate title or type of attached document, number of pages and date.
 - ◆ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

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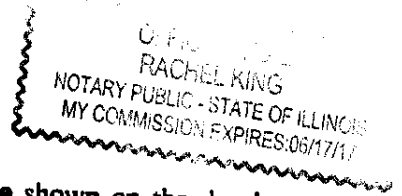
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated July 11th, 2016

Signature: K. Ellis
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 11 day of July, 2016
Notary Public [Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date July 11th, 2016

Signature: K. Ellis
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 11 day of July, 2016
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)