

# UNOFFICIAL COPY

Doc#: 1622950029 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/16/2016 09:29 AM Pg: 1 of 3

Dec ID 20160701627376  
ST/CO Stamp 1-514-484-544 ST Tax \$735.00 CO Tax \$367.50  
City Stamp 1-000-813-376 City Tax: \$7,717.50

Commitment Number: 16ST03073 RM  
16ST03073 RM  
163

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

After Recording Return To:  
Eric Salud  
2543 West Superior Street  
Chicago, IL 60612

Mail Tax Statements To: Eric Salud; 2543 West Superior Street, Chicago, IL 60612

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**16-12-206-007-0000**

## SPECIAL WARRANTY DEED

**Wells Fargo Bank, National Association, as Trustee for Banc of America Mortgage Securities, Inc. Mortgage Pass-through Certificates, Series 2007-3** whose mailing address is 8950 Cypress Water Blvd., Coppell, TX 75019, hereinafter grantor, for \$735,000.00 (Seven Hundred Thirty Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Eric Salud**, hereinafter grantee, whose tax mailing address is 934 W. Fry, 3, Chicago, IL 60642, the following real property:

**Lot 68 in Subdivision of Block 2 in Wright and Websters Subdivision of the Northeast 1/4 of Section 12, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.**

**Property Address is: 2543 West Superior Street, Chicago, IL 60612**

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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.

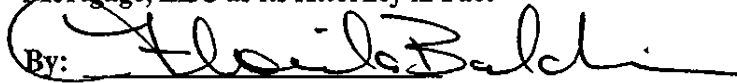
Prior instrument reference: **1603119097**

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Commitment Number#16ST03073

Executed by the undersigned on June 28, 2016

Wells Fargo Bank, National Association, as Trustee for Banc of America Mortgage Securities, Inc. Mortgage Pass-through Certificates, Series 2007-3 By Nationstar Mortgage, LLC as its Attorney in Fact

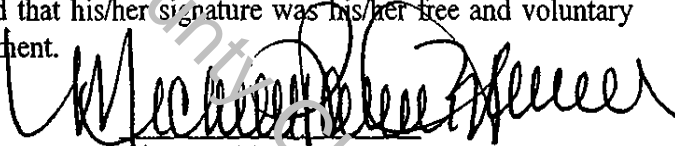
By: 

Name: Florika Baldwin  
Assistant Secretary

Its: \_\_\_\_\_

STATE OF Colorado  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on June 28, 2016, by Florika Baldwin its Asset Secretary on behalf of Wells Fargo Bank, National Association, as Trustee for Banc of America Mortgage Securities, Inc. Mortgage Pass-through Certificates, Series 2007-3 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