

UNOFFICIAL COPY

Doc#: 1628017112 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/06/2016 01:50 PM Pg: 1 of 3

Dec ID 20161001665624
ST/CO Stamp 0-377-214-784 ST Tax \$488.50 CO Tax \$244.25

Commitment Number # 16ST05627 Rm

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

After Recording Return To:
~~Nick Kritikos~~ Bailey Law P.C.
16743 Wilshire Court 10729 W. 159th St.
~~Lemont, IL 60439~~ Orland Park, IL 60467

Mail Tax Statements To: ~~Nick Kritikos~~, 16743 Wilshire Court, Lemont IL 60439
Bailey Law P.C., 10729 W. 159th St., Orland Park, IL 60467

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
22-30-306-012-0000

SPECIAL WARRANTY DEED

U.S. Bank, National Association, successor Trustee to Bank of America, N.A. as successor to LaSalle Bank, N.A. as Trustee, for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-3, whose mailing address is 8950 Cypress Water Blvd., Coppell, TX 75019, hereinafter grantor, for \$488,250.00 (Four Hundred Eighty Eight Thousand Two Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Nick Kritikos hereinafter grantee, whose tax mailing address is 16743 Wilshire Court, Lemont IL 60439, the following real property:

Lot 25 in Briarcliffe, being a Subdivision of part of the West 1/2 of the Northwest Fractional 1/4 and the West 1/2 of the Southwest Fractional 1/4 of Section 30, Township 37

UNOFFICIAL COPY

Commitment Number# 16ST05627

North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Property Address is: 16743 Wilshire Ct, Lemont, IL 60439

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: **1616245084**

UNOFFICIAL COPY

Commitment Number# 16ST05627

Executed by the undersigned on 9/23/16 :

U.S. Bank, National Association, successor Trustee to Bank of America, N.A. as successor to LaSalle Bank, N.A. as Trustee, for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-3

By Nationstar Mortgage, LLC as its Attorney in Fact

By: [Signature]

Name: Florika Baldwin
Assistant Secretary

Its: _____

STATE OF Colorado
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on Sept 23 2016, by Florika Baldwin its Asst. Secretary on behalf of U.S. Bank, National Association, successor Trustee to Bank of America, N.A. as successor to LaSalle Bank, N.A. as Trustee, for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed 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.

JEANNINE R HANSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20164025506
MY COMMISSION EXPIRES 07-06-2020

[Signature]
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