

UNOFFICIAL COPY

Doc#: 1629855109 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/24/2016 11:41 AM Pg: 1 of 3

Mail to:
VICTOR LOZANO
MARTIN NAVARRO
6147 S RICHMOND
CHICAGO, IL 60629

Dec ID 20160901661908
ST/CO Stamp 0-349-622-080 ST Tax \$65.00 CO Tax \$32.50
City Stamp 0-758-304-576 City Tax: \$682.50

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

THE GRANTOR **WF REO CS 2015-01, LLC by assignment**, a statutory trust organized under and by virtue of the laws of the State of Colorado, and duly authorized to transact business in the State of Illinois, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Officers of said trust does hereby **SELL** and **CONVEY** to VICTOR LOZANO and MARTIN NAVARRO, joint tenants with right of survivorship of 6147 S RICHMOND, CHICAGO, IL 60629, the real estate situated in the County of COOK, State of Illinois, to wit;

LOT 14 IN BLOCK 5 IN COVE AND MCKINNON'S 63RD STREET AND CALIFORNIA AVENUE SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing.

Commonly known as 6038 S FAIRFIELD AVE., CHICAGO, IL 60629

FIDELITY NATIONAL TITLE 1-1

CH 16027656

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PIN No. 19-13-408-028-0000

TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in any ways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its AVP this 26 day of September, 2016.

WF REO CS 2015-01, LLC by assignment, By SPECIALIZED LOAN SERVICING LLC, AS ATTORNEY IN FACT

By [Signature]
SPECIALIZED ASSET MANAGEMENT LLC, AS ATTORNEY IN FACT
FOR SPECIALIZED LOAN SERVICING LLC

Jeff Harnish, Assistant Vice President
Specialized Asset Management, LLC
as Attorney in Fact
For Specialized Loan Servicing, LLC

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

19-13-408-028-0000 | 20160901661908 | 0-758-304-576
 TOTAL: 682.50
 CTA: 195.00
 CHICAGO: 487.50
 REAL ESTATE TRANSFER TAX 17-Oct-2016



REAL ESTATE TRANSFER TAX 17-Oct-2016
 COUNTY: 32.50
 ILLINOIS: 65.00
 TOTAL: 97.50
 19-13-408-028-0000 | 20160901661908 | 0-349-622-080



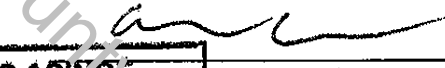
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State of COLORADO
County of DOUGLAS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Jeff Harnish personally known to me to be the AJP of **SPECIALIZED LOAN SERVICING LLC, AS ATTORNEY IN FACT FOR WF REO CS 2015-01, LLC by assignment** and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as such AJP he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of September 2016.

Commission expires _____



ALEXANDER S ASIKOF Notary Public
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154034451
MY COMMISSION EXPIRES 08/31/2019

This instrument prepared by Mary F. Murray, 6350 N. Cicero Ave, Suite 200, Chicago, IL 60646

Mail Tax Bill to:
VICTOR LOZANO
MARTIN NAVARRO
6038 S FAIRFIELD AVE
CHICAGO, IL 60629