

# UNOFFICIAL COPY

After Recording Return To:  
IRA Services, Inc., Custodian  
FBO Benjamin J Cremer IRA  
100006788  
7901 Woodway Dr., Ste. 200,  
Waco, TX 76712

This Instrument Prepared by:  
Danielle A. Pinkston - Esq.  
55 East Monroe, Suite #3800  
Chicago, IL. 60603

Mail Tax Statements To:  
IRA Services, Inc., Custodian  
FBO Benjamin J Cremer IRA  
100006788  
7901 Woodway Dr., Ste. 200,  
Waco, TX 76712  
Ref.# 7000033012T

APN: 32-03-329-005-0000



Doc# 1631916054 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/14/2016 12:05 PM PG: 1 OF 3

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED executed this 3<sup>rd</sup> day of August, 2016, by U.S. BANK NATIONAL ASSOCIATION as Trustee for Stanwich Mortgage Loan Trust, Series 2012-2, whose address is 1600 South Douglass Road, Suite 130A, Anaheim, CA 92806, hereinafter called GRANTOR, grants to Self Directed IRA Services, Inc., Custodian FBO Benjamin J Cremer IRA 100006788, whose address is 7901 Woodway Dr., Ste. 200, Waco, TX 76712, hereinafter called GRANTEE:

GRANTOR, for and in consideration of the sum of ~~\$39,900.00~~ and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, remiss releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

LOT 507 IN 8TH ADDITION TO GLENWOOD GARDENS BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, ALL IN TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 123 N Oak Ln, Glenwood, IL 60425

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above.

U.S. BANK NATIONAL ASSOCIATION as Trustee for Stanwich Mortgage Loan Trust, Series 2012-2

By: CARRINGTON MORTGAGE SERVICES, LLC as Attorney-in-Fact

By: Scott Hazen  
REO Manager

Title: Scott Hazen  
REO Manager

Printed Name

STATE OF \_\_\_\_\_

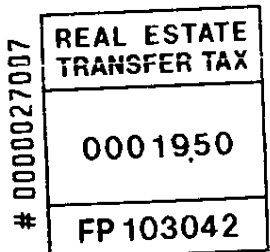
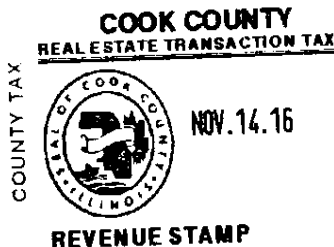
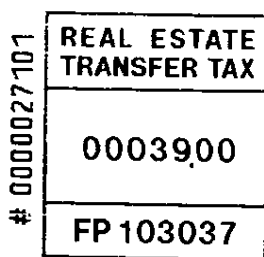
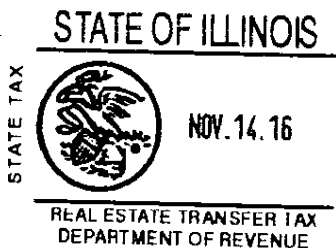
COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_ personally known to me to be the \_\_\_\_\_ of CARRINGTON MORTGAGE SERVICES, LLC as Attorney-in-Fact for U.S. BANK NATIONAL ASSOCIATION as Trustee for Stanwich Mortgage Loan Trust, Series 2012-2, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that he/she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by said corporation, as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

See Attached

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.



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## ACKNOWLEDGMENT

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.

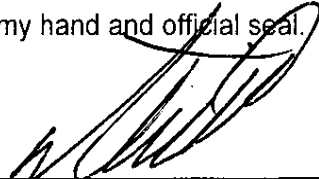
State of California  
County of Orange )

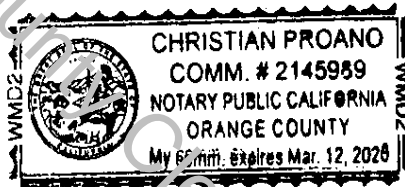
On August 3, 2016 before me, Christian Proano Notary Public  
(insert name and title of the officer)

personally appeared Scott Hazen  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 



(Seal)

Property of Clerk's Office