

# UNOFFICIAL COPY

Doc#: 1632041028 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/15/2016 10:06 AM Pg: 1 of 4

Dec ID 20160601618683  
ST/CO Stamp 2-072-330-048 ST Tax \$34.00 CO Tax \$17.00

① AH PP 2 of 3  
3419200RM

Mail to:  
BV ACA, LLC  
439 E. Shore Drive PO Box 51298  
Suite 100 Idaho Falls, ID  
Eagle, ID 83616 83405

## SPECIAL WARRANTY DEED (CORPORATION TO INDIVIDUAL) ILLINOIS

THIS INDENTURE, made between **U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1**, duly authorized to transact business in the State of ILLINOIS, party of the first part, and **BV ACA, LLC**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$33,590.00 (Thirty-Three Thousand, Five Hundred, Ninety Dollars and Zero Cents)** in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all interest in the following described real estate, situated in the County of COOK and the State of Illinois known and described as follows, to wit:

**See Attached Exhibit A [Legal Description Attached as Exhibit]**

SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS; CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS AND DRAIN TILE, PIPE OR OTHER CONDUIT AND ALL OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.

Together with all and singular the hereditaments and appurtenances hereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues

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220-IL-V3

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and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

PERMANENT REAL ESTATE INDEX NUMBER(S): 29-15-201-012-0000

PROPERTY ADDRESS (ES): 15751 South Park Avenue, South Holland, IL 60473

IN WITNESS WHEREOF, said party of the first part has caused on this 19th day of August, 2016.

U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1, by Wells Fargo Bank, N.A. as its attorney-in-fact

Courtney Blake 8-19-16

By: Courtney Blake  
Vice President Loan Documentation

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

Date: August 19, 2016

State of Iowa

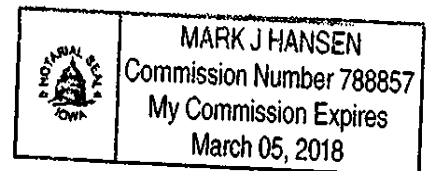
County Dallas

On this 19th day of August, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Courtney Blake, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank N.A. as attorney in fact for U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1, by authority of its board of (directors or trustees) and the said (officer's name) Courtney Blake acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature)

(Stamp or Seal)

Notary Public



This Instrument was prepared by: Segel Law Group, Inc., 1827 Walden Office Square, Suite 450, Schaumburg IL 60173, (847) 465-9898. Commitment Number: 3419200

Please send subsequent Tax Bills to:  
BV ACA, LLC; 459 E. Shore Drive, Suite 100, Eagle ID 83616  
P.O. Box 51298, Idaho Falls, ID 83405

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## EXHIBIT A

**ALL OF LOT 4 AND THE NORTH 15 FEET OF LOT 5 IN ARIE BAARDWYK'S  
SUBDIVISION OF THE SOUTH 313. 5 FEET OF THE WEST 384 FEET OF LOT  
12 IN VAN VUREN' S SUBDIVISION OF PARTS OF SECTIONS 10 AND 15,  
TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**COMMONLY KNOWN AS: 15751 South Park Avenue, South Holland, IL 60473**

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

The undersigned Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Wells Fargo Bank N.A.**  
Mailing Address: **1620 W. Belmont, Chicago, IL 60657**  
Telephone No.: **847-465-9898**  
Attorney or Agent: **James Duga**  
Telephone No.: **773-384-8200**  
Fax No. **773-384-8200**  
Property Address: **15751 South Park  
South Holland, IL 60473**  
Property Index Number (PIN): **29-15-201-012-0000**  
Water Account Number: **0120092000**  
Date of Issuance: **11/1/16**

State of Illinois )  
County of Cook)

This instrument was acknowledged before  
me on NOVEMBER 1, 2016 by  
ROBERTA J. RINKEMA.

Roberta Rinkema

(Signature of Notary Public)

(SEAL) ROBERTA J. RINKEMA  
Notary Public, State of Illinois

My Commission Expires 03/03/17

VILLAGE OF SOUTH HOLLAND

By: Debbie Harris  
Deputy Village Clerk or Representative

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.