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Doc#: 1636317066 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/28/2016 11:22 AM Pg: 1 of 6

FIDELITY NATIONAL TITLE

OCBA160170532

Dec ID 20161201690408
ST/CO Stamp 0-866-523-328 ST Tax \$52.00 CO Tax \$26.00

This Document Prepared By:

The Law Office of Beth Mann,
15127 S. 73 rd Ave.
Suite F
Orland Park, IL 60462

After Recording Return To:

Miguel Angel Rios Zertuche Diez
6030 Lake Bluff Dr.
Apt 109
Tinley Park IL 60477

SPECIAL WARRANTY DEED

THIS INDENTURE made this 20 day of Nov., 2016, between **WELLS FARGO BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-FRE1, ASSET-BACKED PASS-THROUGH CERTIFICATES**, hereinafter ("Grantor"), and **Miguel Angel Rios Zertuche Diez**, whose mailing address is 6030 Lake Bluff Dr., Apt 109 Tinley Park IL 60477, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of COOK and State of Illinois and more particularly described on Exhibit A and known as **14 E 156TH PL, SOUTH HOLLAND IL 60473**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all

DB17 67125961.5

REAL ESTATE TRANSFER TAX

16-Dec-2016



COUNTY: 26.00
ILLINOIS: 52.00
TOTAL: 78.00

29-15-217-012-0000

| 20161201690408 | 0-866-523-328

GLF

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matters set forth on Exhibit B.

Grantor 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 Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

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.

Property of Cook County Clerk's Office

GLF

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Executed by the undersigned on Nov. 28, 2016 :

GRANTOR:

WELLS FARGO BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-FRE1, ASSET-BACKED PASS-THROUGH CERTIFICATES by JPMorgan Chase Bank, National Association, as its attorney in fact

By:  **NOV 28 2016**

Name: Gayle R Farmer

Title: Vice President

Property of Cook County Clerk's Office

SEND SUBSEQUENT TAX BILLS TO:

Miguel Angel Rios Zertuche Diez
6030 Lake Bluff Dr
Apt 109
Tinley Park IL 60477

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Notary Acknowledgment

STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this November 28, 2016, by Gayler R Farmer, the Vice President of *JPMorgan Chase Bank, N.A.* a National Association As attorney for Wells Fargo Bank National Association, as Trustee for Carrington Mortgage Loan Trust, Series 2007-FRE1, Asset-Backed Pass-Through Certificates organized under the laws of the United States of America. She is personally known to me.

X Henry L. Walters
Notary Public Henry L. Walters

Printed Name: Henry L. Walters



HENRY L. WALTERS
NOTARY PUBLIC
STATE OF OHIO
COMM. EXPIRES
MAY 11, 2019

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Exhibit A Legal Description

LOT 50 IN MUTUAL BUILDERS SUBDIVISION, BEING A RESUBDIVISION OF LOT 7 IN VAN VURRENS SUBDIVISION IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 5, 1955, AS DOCUMENT NO. 1585907 AND CERTIFICATE OF CORRECTION THEREOF REGISTERED AS DOCUMENT NO. 1593244.

Commonly known as 714 EAST 156TH PLACE, SOUTH HOLLAND, IL 60473

Permanent Real Estate Index Number: 29-15-217-012-0000

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Exhibit B Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways,
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.