

UNOFFICIAL COPY

Doc#: 1702355056 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/23/2017 10:15 AM Pg: 1 of 5

Dec ID 20161101682161
ST/CO Stamp 1-796-288-704 ST Tax \$24.50 CO Tax \$12.25
City Stamp 1-882-009-792 City Tax: \$257.25

Commitment Number # SC16031971

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

After Recording Return To:
A Plus Development Corporation
9530 S. Princeton
Chicago IL 60628

Mail Tax Statements To: **A Plus Development Corporation, 9530 S. Princeton, Chicago IL 60628**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
25-05-115-027-0000

SPECIAL WARRANTY DEED

U.S Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-GEL2, whose mailing address is 8950 Cypress Water Blvd., Coppel, TX 75019, hereinafter grantor, for \$24,500.00 (Twenty Four Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to A Plus Development Corporation, hereinafter grantee, whose tax mailing address is 8830 S. Racine Ave., Chicago IL 60620, the following real property:

LOT 6 (EXCEPT THE NORTH 40 FEET THEREOF) AND THE NORTH 20 FEET OF LOT 7 IN BLOCK 8 IN E. L. BRAINERD'S RESUBDIVISION OF BLOCKS 1 TO 8 BOTH INCLUSIVE AND 11 IN W. O. COLE'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER EXCEPT THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWN

SWD Page 1 of 4

FIDELITY NATIONAL TITLE

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37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**Property Address is: 8830 S. Racine Ave., Chicago IL 60620**


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: **1620745035**

REAL ESTATE TRANSFER TAX		22-Nov-2016
	COUNTY:	12.25
	ILLINOIS:	24.50
	TOTAL:	36.75
25-05-115-027-0000 20161101682161 1-796-268-704		

REAL ESTATE TRANSFER TAX		22-Nov-2016
	CHICAGO:	183.75
	CTA:	73.50
	TOTAL:	257.25 *
25-05-115-027-0000 20161101682161 1-882-009-792		

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

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Executed by the undersigned on Nov 9, 2016:

U.S Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-GEL2, By Nationstar Mortgage, LLC as its Attorney in Fact

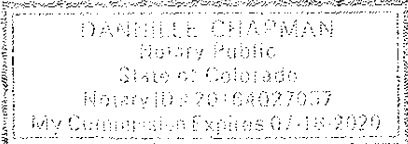
By: [Signature]

Name: Florika Baldwin

Its: Assistant Secretary

STATE OF Colorado
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on Nov 9, 2016, by Florika Baldwin its Asst. Secretary on behalf U.S Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-GEL2, 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.



[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

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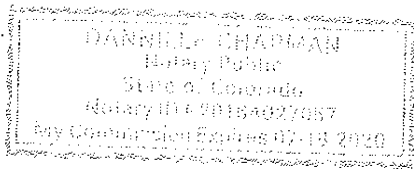
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Nov 9 2016

[Handwritten Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Secretary
this 9 day of Nov,
2016



NOTARY PUBLIC Danielle Chapman

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date _____, 20__

Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said _____
This _____ day of _____,
20__.

NOTARY PUBLIC _____

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Commitment Number#SC16031971

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Nov 9 2016

Signature of Grantor or Agent [Handwritten Signature]

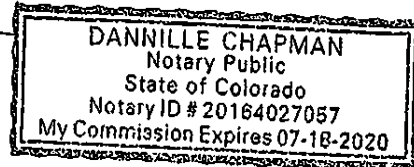
Subscribed and sworn to before

Me by the said [Handwritten Signature]

this 9 day of Nov

2016

Secretary



NOTARY PUBLIC [Handwritten Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date November 18, 2016

Signature of Grantee or Agent [Handwritten Signature]

Subscribed and sworn to before

Me by the said [Handwritten Signature]

This 18 day of November

2016

NOTARY PUBLIC [Handwritten Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)