

# UNOFFICIAL COPY

Doc#: 1707417006 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/15/2017 09:29 AM Pg: 1 of 5

Dec ID 20170301622996  
ST/CO Stamp 1-489-660-608 ST Tax \$357.00 CO Tax \$178.50

Commitment Number: 160144774  
Seller's Loan Number: 1200709

This instrument prepared by Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

Mail Tax Statements To: CAROL GUSTAFSON and GLENN GUSTAFSON: 98 N Malden,  
La Grange, IL 60525

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
18-05-211-001-0000

## SPECIAL WARRANTY DEED

OWB REO, LLC, whose mailing address is 2900 Esperanza Crossing Austin, TX 78758, hereinafter grantor, for \$357,000.00 (Three Hundred Fifty Seven Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to CAROL GUSTAFSON and GLENN GUSTAFSON, hereinafter grantees, whose tax mailing address is 98 N Malden, La Grange, IL 60525, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS: LOT 160 IN WEST END ADDITION TO LA GRANGE BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE CENTER LINE OF OGDEN AVENUE AND NORTHERLY LINE OF RIGHT OF WAY OF CHICAGO, BURLINGTON AND QUINCY RAILROAD IN COOK COUNTY, ILLINOIS.

FIDELITY NATIONAL TITLE

SELL 160144774

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Property Address is: 95 EDGEWOOD AVE LA GRANGE, IL 60525

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.



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 grantees forever.

Prior instrument reference: 160010096

18-05-211-001-0000 | 20170301622996 | 1-485-650-608  
 TOTAL: 535.50  
 ILLINOIS 357.00  
 COOK CO. 178.50  
 14-Mar-2017

STATE TRANSFER TAX

Property of Cook County Clerk's Office

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Executed by the undersigned on MAR 01 2017, 2017:

OWB REO, LLC

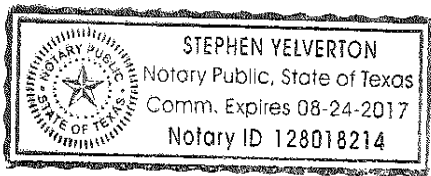
By: [Signature]

Name: Sean Costarell

Its: AVP

STATE OF TEXAS  
COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me on MAR 01 2017, 2017 by SEAN COSTARELL its ASST Vice President on behalf of OWB REO, LLC who is personally known to me or has produced TX-DL 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 **STEPHEN YELVERTON**

County Clerk's Office

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ATTACHMENT A

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS: LOT 160 IN WEST END ADDITION TO LA GRANGE BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE CENTER LINE OF OGDEN AVENUE AND NORTHERLY LINE OF RIGHT OF WAY OF CHICAGO, BURLINGTON AND QUINCY RAILROAD IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

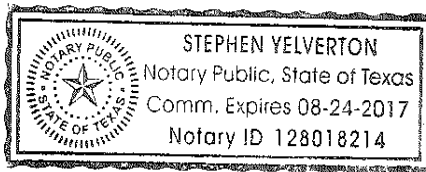
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## STATEMENT BY GRANTOR AND GRANTEE

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 MAR 01 2017, 2017

[Signature]  
Signature of Grantor or Agent **Sean Costarell**  
AVP



Subscribed and sworn to before **Sean Costarell**  
Me by the said AVP  
this MAR 01 2017  
2017.

NOTARY PUBLIC [Signature]  
**STEPHEN YELVERTON**

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 3/13, 2017

[Signature]  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
This 13 day of MARCH,  
2017.



NOTARY PUBLIC [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.)