



1709712039D

Doc# 1709712039 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/07/2017 10:53 AM PG: 1 OF 3

Special Warranty Deed
Corporation to Individual (Illinois)

FIRST AMERICAN TITLE

FILE # 2539076

(1 of 1)

Above Space for Recorder's Use Only

THIS AGREEMENT, made this 11 day of March, 2017, between **U.S. Bank National Association, not in its individual capacity but solely as Trustee on behalf of the OWS REO Trust 2013-1**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, a party of the first part, and **Angel Amador**, whose mailing address is 9915 S Fairfield, Chicago, IL 60655, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board 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 the following described real estate, situated in the County of _____ and State of Illinois known and described as follows, to wit:

(See Exhibit A for legal description attached here to and made part here of)

Together with all and singular the hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues 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 TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their 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:

Permanent Real Estate Number(s): 24-13-303-009-0000
Address of real estate: 10725 S Whipple St, Chicago, IL 60655

S
P
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SC
INT

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its VP, and attested by its SVP, the day and year first above written.

U.S. Bank National Association, not in its individual capacity but solely as Trustee on behalf of the OWS REO Trust 2013-1, By Green River Capital LLC, As Attorney In Fact

By [Signature] AVIVA BUSH, VICE PRESIDENT

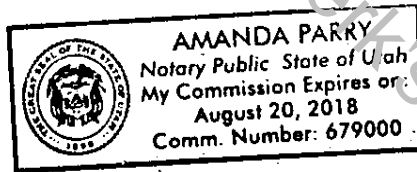
Attest: [Signature] ANDY OLIVERSON, Senior Vice President

STATE OF Utah)
) SS
COUNTY of Salt Lake)

I, Amanda Parry, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Aviva Bush personally known to me to be the VP of Green River Capital LLC As Attorney In Fact for U.S. Bank National Association, not in its individual capacity but solely as Trustee on behalf of the OWS REO Trust 2013-1, and Andy Oliverson, personally known to me to be the SVP of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such VP and SVP, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16 day of March, 20 17.

Amanda Parry
Notary Public
Commission expires Aug. 20, 2018



THIS DOCUMENT PREPARED BY:
Michael S. Fisher Attorney At Law, P.C.
200 N. LaSalle St, Suite 2310
Chicago, IL 60601

MAIL TAX BILL TO:
Angel Amador
9915 S Fairfield Ave.
Chicago, IL 60655

MAIL RECORDED DEED TO:
Angel Amador
9915 S Fairfield Ave.
Chicago, IL 60655

REAL ESTATE TRANSFER TAX		04-Apr-2017
CHICAGO:		450.00
CTA:		180.00
TOTAL:		630.00 *

24-13-303-009-0000 | 20170301629983 | 1-602-259-648
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		04-Apr-2017
COUNTY:		30.00
ILLINOIS:		60.00
TOTAL:		90.00

24-13-303-009-0000 | 20170301629983 | 0-095-938-240

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LEGAL DESCRIPTION

Exhibit A

LOT 39 IN BLOCK 1 IN GREENWOOD PARK, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT RAILROAD) OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**COOK COUNTY
RECORDER OF DEEDS**

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