

# UNOFFICIAL COPY

Doc#: 1712539068 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/05/2017 10:32 AM Pg: 1 of 3

Dec ID 20170401636286  
ST/CO Stamp 1-962-426-816 ST Tax \$167.00 CO Tax \$83.50



Commitment Number: 16ST08851 Rm

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

After Recording Return To:  
Aaron Rios & Reyna Villegas  
~~726 Bluff St. Apt 101~~ 309 Antelope Tr.  
~~Carol Stream, IL 60188~~ Carol Stream IL 60188

Mail Tax Statements To: Aaron Rios & Reyna Villegas; ~~726 Bluff St. Apt 101, Carol Stream,~~  
~~IL 60188~~ 309 Antelope Tr. Carol Stream IL 60188

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**06-18-111-010-0000**

## SPECIAL WARRANTY DEED

U.S. Bank, National Association, Successor Trustee to Bank of America, N.A., as Successor to LaSalle Bank, N.A., as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-3, whose mailing address is 8950 Cypress Water Blvd., Coppell, TX 75019, hereinafter grantor, for \$166,950.00 (One Hundred Sixty Six Thousand Nine Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Aaron Rios & Reyna Villegas, hereinafter grantee, whose tax mailing address is 726 Bluff St. Apt 101, Carol Stream, IL 60188, the following real property:

Lot 48 in Parkwood Unit 1, being a Subdivision of part of the Northeast 1/4 and part of Government Lot 1 of the Northwest 1/4 of Section 18, Township 41 North, Range 9 East of the Third Principal Meridian, in the City of Elgin, in Cook County, Illinois.

\* Aaron Rios is to an undivided eighty (80%) percent interest and to Reyna Villegas is to an undivided twenty (20%) percent interest.

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**Property Address is: 324 Shiloh Lane, Elgin IL, 60120**

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: **1631522085**

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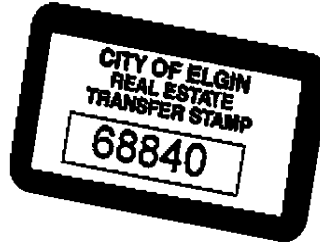
Executed by the undersigned on 4.10.17:

U.S. Bank, National Association, Successor Trustee to Bank of America, N.A., as Successor to LaSalle Bank, N.A., as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-3 By Nationstar Mortgage, LLC as its Attorney in Fact

By: Natalie Brown

Name: Natalie Brown

Its: Assistant Secretary



STATE OF Texas  
COUNTY OF Denton

The foregoing instrument was acknowledged before me on 4.10.17, by Natalie Brown its Assistant Secretary on behalf of U.S. Bank, National Association, Successor Trustee to Bank of America, N.A., as Successor to LaSalle Bank, N.A., as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-3 by Nationstar Mortgage, LLC as its attorney in fact, who has produced \_\_\_\_\_'s 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.



Patricia McCutchen  
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