

CH 16018315

Doc#. 1713615051 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/16/2017 10:14 AM Pg: 1 of 4

Mail to:  
OSCAR INVESTMENTS LLC  
1735 N. HOYNE AVE.  
CHICAGO, IL 60647

Dec ID 20170401639244  
ST/CO Stamp 1-370-436-032 ST Tax \$147.00 CO Tax \$73.50  
City Stamp 1-563-004-608 City Tax: \$1,543.50

SPECIAL WARRANTY DEED

THE GRANTOR **WF REO CS 2015-01, LLC**, a corporation created and existing under and by virtue of the laws of the State of **COLORADO**, and duly authorized to transact business in the State of Illinois, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Board of Directors of said corporation does hereby **SELL** and **CONVEY** to OSCAR INVESTMENTS LLC, an Illinois Limited Liability Company, the real estate situated in the County of **COOK**, State of Illinois, to wit;

LOT 15 IN DOWNS AND BIELENBERGS ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE EAST HALF OF TRACT OF LAND DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE EAST 5.54 CHAINS; THENCE SOUTH 19.27 CHAINS TO THE CENTER OF THE ROAD; THENCE WEST ALONG THE CENTER OF ROAD, 5.54 CHAINS TO THE WEST LINE OF SAID QUARTER SECTION AND THENCE NORTH ALONG SAID LINE 17.80 CHAINS TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Subject to: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing.

Commonly known as 3534 W. FULTON BLVD., CHICAGO, IL 60624

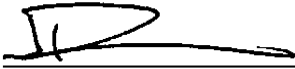
PIN No. 16-11-403-030-0000

# UNOFFICIAL COPY


TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in anyways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its avp, this 17 day of April, 2017.

WF REO CS 2015-01, LLC



By   
**SPECIALIZED ASSET MANAGEMENT LLC, AS ATTORNEY IN FACT FOR SPECIALIZED LOAN SERVICING LLC**

**Jeffery Dowden, Assistant Vice President  
 Specialized Asset Management, LLC  
 as Attorney in Fact for Specialized Loan Servicing, LLC**

REAL ESTATE TRANSFER TAX		11-May-2017
	CHICAGO:	1,102.50
	CTA:	441.00
	<b>TOTAL:</b>	<b>1,543.50 *</b>

16-11-403-030-0000 | 20170401639244 | 1-563-004-608

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

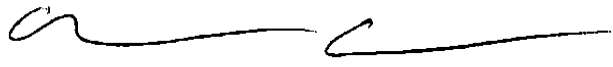
REAL ESTATE TRANSFER TAX		11-May-2017
	COUNTY:	73.50
	ILLINOIS:	147.00
	<b>TOTAL:</b>	<b>220.50</b>

16-11-403-030-0000 | 20170401639244 | 1-370-436-032

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State of COLORADO  
County of DOUGLAS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that Jeffery Dowden personally known to me to be the AVP of **SPECIALIZED ASSET MANAGEMENT LLC, AS ATTORNEY IN FACT FOR SPECIALIZED LOAN SERVICING LLC as attorney in fact for WF REO CS 2015-01, LLC**, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as such AVP he 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 Directors of said corporation, as his 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 17 day of April 2017.  


Commission expires \_\_\_\_\_

**ALEXANDER S ASINOF**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
**NOTARY ID 20154034451**  
**MY COMMISSION EXPIRES 08/31/2019**

Notary Public

This instrument prepared by Mary F. Murray, 6350 N. Cicero Ave., Suite 200, Chicago, IL 60646

Mail Tax Bill to:  
OSCAR INVESTMENTS LLC  
1735 N. HOYNE AVE.  
CHICAGO, IL 60647

Cook County Clerk's Office

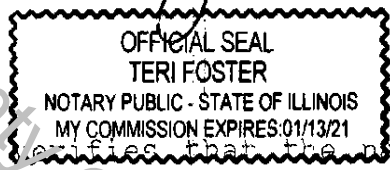
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## STATEMENT BY GRANTOR AND GRANTEE

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 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 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 APRIL 25, 2017 Signature *Rudy Lewis*  
Grantor or agent

Subscribed to and sworn before me this 25th day of APRIL, 2017. *[Signature]*  
Notary Public



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 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 APRIL 25, 2017 Signature *Rudy Lewis*  
Grantee or agent

Subscribed to and sworn before me this 25th day of APRIL, 2017. *[Signature]*  
Notary Public

