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1715306040D

Doc# 1715306040 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/02/2017 10:27 AM PG: 1 OF 5

Return To:

DNR Properties III, Inc
5803 Edward Dr.
Oak Forest, IL 60452

This Instrument Prepared by:

Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:

DNR Properties III, Inc
5803 Edward Dr.
Oak Forest, IL 60452

File #: NIL-1255553

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 12th day of May, 2017, by and between CHRISTIANA TRUST, a Division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1 Trust, of 2800 28th Street, #102, Santa Monica, CA 90405, hereinafter called GRANTOR, grants to DNR PROPERTIES III, INC, AN ILLINOIS CORPORATION, whose address is 5803 Edward Dr., Oak Forest, IL 60452, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$85,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

P.I.N.: 31-33-404-051-0000

Commonly known as: 23019 Valley Drive, Richton Park, IL 60471

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

S 4
P 5/11
S N
M N
SC 4
E 4
INT 1/c

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To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said GRANTEE that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

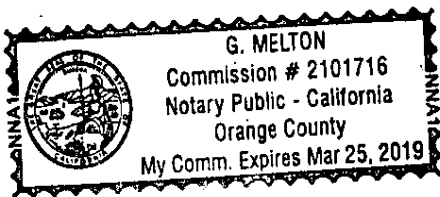
IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

RMS Asset Management LLC For:
CHRISTIANA TRUST, a Division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1 Trust

BY [Signature]
JAMES R. GUERIN, Assistant Secretary

STATE OF California)
COUNTY OF Orange)

The foregoing instrument was hereby acknowledged before me this 12 day of May, 2017, By JAMES R. GUERIN, Assistant Secretary For: CHRISTIANA TRUST, a Division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1 Trust, who is personally known to me or who has produced Ca dr. lic, as identification, and who signed this instrument willingly.




[Signature]
Notary Public **G. MELTON**
My commission expires: 03/25/2017

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

 MAY.23.17


REVENUE STAMP

0000027377

REAL ESTATE TRANSFER TAX
0004250
FP 103042

STATE TAX

STATE OF ILLINOIS

 MAY.23.17

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000126

REAL ESTATE TRANSFER TAX
0008500
FP 103050

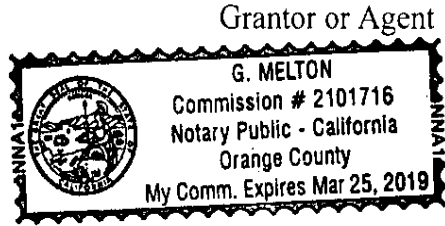
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to 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 May 12, 2017 Signature:

[Signature]

Subscribed and sworn to before
Me by the said Grantor
this 12th day of May,
2017.



NOTARY PUBLIC [Signature]
G. MELTON

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 May 12, 2017 Signature:

[Signature]

Grantee or Agent

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

NOTARY PUBLIC See attached.

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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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 05/12/2017 before me, G. MELTON

A Notary Public personally appeared JAMES R. GUERIN

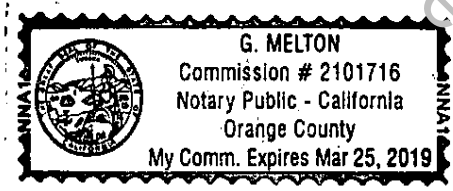
Stephanie Maurer

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
G. MELTON



(Seal)

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EXHIBIT "A"

LOT 381 IN NINTH ADDITION TO BURNSIDE'S LAKEWOOD ESTATES, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

STATEMENT BY GRANTOR AND GRANTEE