

# UNOFFICIAL COPY

Doc#: 1722016033 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/08/2017 09:24 AM Pg: 1 of 2

Dec ID 20170701698325  
ST/CO Stamp 1-894-804-928 ST Tax \$245.00 CO Tax \$122.50

## SPECIAL WARRANTY DEED

Completed By: Ginali Associates, P.C.  
947 N. Plum Grove Road, Schaumburg, IL 60173

CT 16NW7121809RM  
Rm ASS

THIS INDENTURE, made on the 30<sup>th</sup> day of May, 2017, by and between Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually but as Trustee for Carlsbad Funding Mortgage Trust, hereinafter referred to as Grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and THOMAS MAHLER JR., party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, THOMAS MAHLER JR. and his heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK, State of Illinois known and described as follows, to wit:

LOT 25 IN BLOCK 2 IN TOWN IMPROVEMENT CORPORATION'S DES PLAINES COUNTRYSIDE, A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto 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, THOMAS MAHLER JR. and his heirs 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 THOMAS MAHLER JR. and his heirs 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 as to matters of title.

Permanent Real Estate Numbers: 09-33-410-012-0000

Address of the Real Estate: 3139 STILLWELL DRIVE, Des Plaines, IL 60018

**THE SIGNATURES OF THE PARTIES EXECUTING THIS DOCUMENT  
ARE COPIES AND ARE NOT ORIGINAL SIGNATURES.**

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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 Authorized Agent, the day and year first above written.

Wilmington Savings Fund Society, FSB, d/b/a  
Christiana Trust, Not Individually but as Trustee for  
Carlsbad Funding Mortgage Trust

By: Sellen Susan Christy  
Assistant Vice President  
Pursuant to a delegation of authority  
Rushmore Loan Management Services LLC  
Its appointed Attorney In Fact

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

John C. Dax  
1100 E Washington  
#201  
Grayslake IL 60030

Thomas Mahler Jr  
3139 Stillwell Dr  
Des Plaines IL 60018

STATE OF Texas

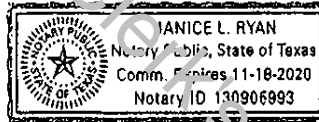
Dallas COUNTY

On this date, before me personally appeared Susan Christy, AWP  
acknowledged that ~~he~~ <sup>she</sup> executed the same as ~~his~~ <sup>her</sup> free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of  
Texas aforesaid, this 30<sup>th</sup> day of May, 2017.

Janice L. Ryan  
Notary Public

My term Expires: 11-18-2020



DES PLAINES Real Estate Transfer Tax  
No. 61872  
5/28/17 \$2.00 per \$1,000.00  
3139 STILLWELL DR  
CITY OF DES PLAINES