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SPECIAL WARRANTY DEED
PP 17/1

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

Doc#: 1725057173 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/07/2017 12:05 PM Pg: 1 of 2

Dec ID 20170801615084
ST/CO Stamp 0-932-623-296 ST Tax \$55.00 CO Tax \$27.50
City Stamp 1-621-914-560 City Tax: \$577.50

THIS INDENTURE, made on the 17th day of August, 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 **SHANTEL FRANKLIN**, 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, **SHANTEL FRANKLIN** and her 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 15 IN BLOCK 6 IN WEBSTER BATCHELLER'S SUBDIVISION OF THAT PART LYING SOUTH OF THE SOUTH LINE OF THE EAST ½ OF RAILROAD PART OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, 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, **SHANTEL FRANKLIN** and her 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 **SHANTEL FRANKLIN** and her 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: **16-15-422-048-0000**

Address of the Real Estate: **4222 W. GRENSHAW ST, CHICAGO, IL 60624**

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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**

[Signature] Alexander Peters
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:

Ms. Shantel Franklin
320 North Austin Blvd Unit 7
Oak Park, IL 60302

Ms. Shantel Franklin
320 North Austin Blvd, Unit 7
Oak Park, IL 60302

STATE OF Texas
Dallas COUNTY

On this date, before me personally appeared Alexander Peters,
acknowledged that he executed the same as his 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 17th day of August, 2017.

[Signature]
Notary Public

My term Expires: 6/30/2021

