## **UNOFFICIAL COPY**

After Recording Return To:

Malcolm W. Moore 1235 Homestead Road, #G La Grange Park, IL 60526

This Instrument Prepared by:

Danielle A. Pinkston - Esq. 55 East Monroe, Suite #3800 Chicago, IL. 60603

Mail Tax Statements To:

Malcolm W. Moore 1235 Homestead Road \*G La Grange Park, IL 60516

Ref.# 101-10022058

**APN:** 15-28-420-014-1006 & 15-28-420-014-1016



Doc# 1803106086 Fee \$42.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/31/2018 02:47 PM PG: 1 OF 3

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#### SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED executed this 14 day of December , 2017, by WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST A, whose address is 1600 South Douglass Road, Suite 130A, Anaheim, CA 92806, hereinafter called GRANTOR, grants to MALCOLM W. MOORE, whose address is 1235 Homestead Road, La Grange Park, IL 60526, hereinafter called GRANTEE:

GRANTOR, for and in consideration of the sum of \$65,000.00 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:

UNIT G AND P-9 IN HOMESTEAD ROAD CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 27 AND 28 IN TALMAN AND THIELE'S WEST 26TH STREET SUBDIVISION IN LAGRANGE PARK, A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED MAY 21, 2002, AS DOCUMENT NUMBER 0020577429, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS,

Property Address: 1235 Homestead Road, La Grange Park, IL 60526

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

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

REAL ESTATE TRANSFER TAX			31-Jan-2018
	1	COUNTY:	32.50
	(SEG)	ILLINOIS:	65.00
		TOTAL:	97.50
15-28-420-014-1006		20180101681553	0.067.270.302



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And the Grantor hereby covenants with the 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 this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above.

ву:	Factor	, Title:	REO Manager	
Scott Haze				
REO Mana Printed Name ingtor	ager n Mortgage Services, LLC, A	ittorney in Fact		•
_	O <sub>1</sub>			
STATE OF	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			
COUNTY OF	Ox.			
I, the undersi	gned, a Notary Public in an	nd for said County, in personally known to		EREBY CERTIFY that of
FSB, AS TRUSTER person whose name acknowledged that l affixed thereto, purs	ORTGAGE SERVICES, LI E OF STANWICH MORTG is subscribed to the foreso he/she signed and delivered suant to authority given by s poses therein set forth.	LC, as attorney in fac GAGE LOALTRUS ing instrument, appear the said instrument.	t for WILMINGTON SAVE A, and personally known red before me this day in red caused the corporate so	/INGS FUND SOCIETY, note to me to be the same person, and severally eal of said corporation to be
•		Public Pummission expires:	See attack	neol

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.

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#### **ACKNOWLEDGMENT**

A notary public or other officer completing the certificate verifies only the identity of the income who signed the document to which this cert attached, and not the truthfulness, accuracy validity of that document.	fividual ificate is
State of California County ofOrange	
On December 17, 2017 before me	Christian Proano Notary Public
personally appeared Scott Hazen	(insert name and title of the officer)
who proved to me on the basis of setisfactory subscribed to the within instrument and ackno	evidence to be the person(s) whose name(s) is/are by

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 \_\_\_

CHRISTIAN PROANO
COMM. # 2145989
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
My comm. expires Mar. 12, 2020

(Seal)