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Return To

Jose Omana and Jeanette
Fernandez
2512 North Lotus Avenue
Chicago, IL 60639

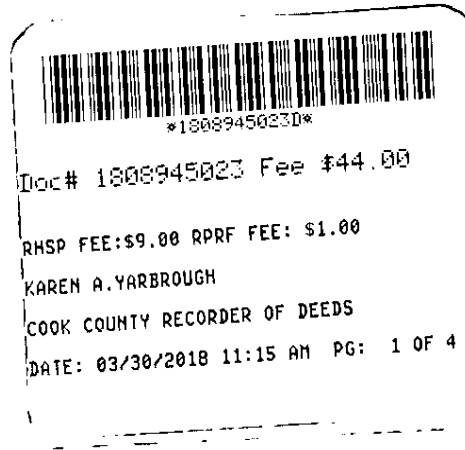
This Instrument Prepared by:

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

Mail Tax Statements To:

Jose Omana and Jeanette
Fernandez
2512 North Lotus Avenue
Chicago, IL 60639

Order #: NIL-1264083



This space for recording information only

WARRANTY DEED

Tax Exempt under _____

This WARRANTY DEED, executed this 14th day of March, 2018, GMAT LEGAL TITLE TRUST 2013-1, US BANK, NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE, whose address is 2800 28th Street, #102, Santa Monica, CA 90405, hereinafter called GRANTOR, grants to JOSE OMANA and JEANETTE FERNANDEZ, as Joint Tenants whose address is 2512 North Lotus Avenue, Chicago, IL 60639, 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 \$146,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remises, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois:


SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT 'A'



Property Address: 2512 North Lotus Avenue, Chicago, IL 60639
P.I.N: 13-28-318-037-0000

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.

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 warrant 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.

REAL ESTATE TRANSFER TAX	30-Mar-2018
	
CHICAGO:	1,095.00
CTA:	438.00
TOTAL:	1,533.00 *
13-28-318-037-0000 20180301630510 1-718-150-688	

REAL ESTATE TRANSFER TAX	30-Mar-2018
 	
COUNTY:	73.00
ILLINOIS:	146.00
TOTAL:	219.00
13-28-318-037-0000 20180301630510 1-444-582-944	

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

CKB

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

RMS Asset Management LLC, attorney in fact for
GMAT LEGAL TITLE TRUST 2013-1, US BANK, NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE

By *[Signature]*
JAMES R. GUERIN, Assistant Secretary

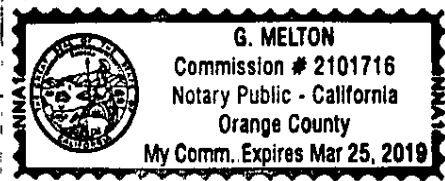
03/14/2018
Date

STATE OF California)

COUNTY OF Orange)

The foregoing instrument was hereby acknowledged before me this 14th day of March, 2018, JAMES R. GUERIN, Assistant Secretary of GMAT LEGAL TITLE TRUST 2013-1, US BANK, NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE, who is personally known to me or who has produced driver's license, as identification, and whom signed this instrument willingly.

[Signature]
Notary Public **G. MELTON**
My commission expires: 03/25/2019



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 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 03/14/2018 before me, G. MELTON

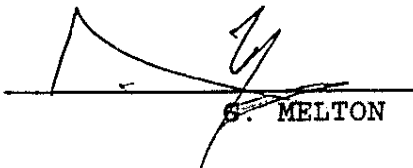
JAMES R. GUERIN

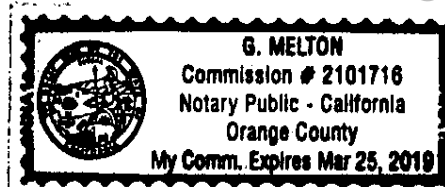
A Notary Public personally appeared _____

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 
G. MELTON



(Seal)

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EXHIBIT "A"

LOTS 33 AND 34 (EXCEPT THE NORTH 12.5 FEET) IN BLOCK 2 IN HOWSER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2512 NORTH LOTUS AVENUE, CHICAGO, IL 60639

PARCEL NUMBER:# 13-28-318-037-0000

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office