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Return To:

Douglas L. Bradshaw
8223 South Marshfield
Chicago, IL 60620

This Instrument Prepared by

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

Mail Tax Statements To:

CONKLIN DEVELOPERS, LLC
P.O. BOX 7617
SAN JOSE, CA 95150

File: NIL-1262615



1815044030

Doc# 1815044030 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/30/2018 11:47 AM PG: 1 OF 4

RECORDING REQUESTED BY
NETCO TITLE COMPANY

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 21st day of May, 2018, 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, #107, Santa Monica, CA 90405, hereinafter called GRANTOR, grants to CONKLIN DEVELOPERS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, whose address is P.O. BOX 7617, SAN JOSE, CA 95150, 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 \$99,000.00, 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, wiz:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

P.I.N.: 20-31-231-007-0000

Property Address: 8223 South Marshfield, Chicago, IL 60620

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.

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



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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.

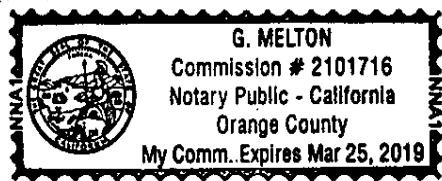
IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.


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 
JAMES R. GUERIN, Assistant Secretary

STATE OF California
COUNTY OF Orange

The foregoing instrument was hereby acknowledged before me this 21st day of May, 2018, ~~2007~~, by JAMES R. GUERIN, Assistant Secretary of 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, who is personally known to me or who has produced driver's license, as identification, and who signed this instrument willingly.





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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EXHIBIT "A"

LOT 75 IN BRITGAN'S WESTFIELD SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 31,
TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		30-May-2018
	CHICAGO:	742.50
	CTA:	297.00
	TOTAL:	1,039.50 *

20-31-231-007-0000 | 20180501683614 | 1-830-808-864

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		30-May-2018
	COUNTY:	49.50
	ILLINOIS:	99.00
	TOTAL:	148.50

20-31-231-007-0000 | 20180501683614 | 0-155-723-040

STATEMENT BY GRANTOR AND GRANTEE

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

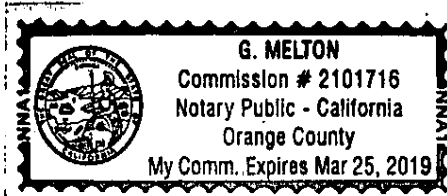
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Orange)
 On 05/21/2018 before me, G. Melton
Date Here Insert Name and Title of the Officer
 personally appeared James R. Guerin
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Deed Document Date: 5/21/2018

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____