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1818306166D

SPECIAL WARRANTY DEED

This instrument prepared by:
Christopher A. Cali, Esq.
Latimer LeVay Fyock LLC
55 W. Monroe St., Ste. 1100
Chicago, IL 60603

Doc# 1818306166 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/02/2018 12:30 PM PG: 1 OF 4

Property of Cook County
175A 8219380 LFE v.c. (all & LHO)

WFO REO 2014-02, LLC, a Delaware limited liability company, having an office address of 1140 Avenue of the Americas, 7th Floor, New York, New York 10036 for Ten and No/100 Dollars (\$10.00) and other sufficient consideration, REMISES, RELEASES, ALIENS AND CONVEYS to EQUITY TRUST COMPANY CUSTODIAN FBO 200208706 IRA, as Grantee, Grantor's entire estate, right, title, interest, claim and demand, in law or equity, of, in and to the real estate located in Cook County, Illinois, legally described on Exhibit A, attached to and made part of this Deed, together with all of Grantor's interest in the hereditaments, appurtenances, reversions, remainders, rents, issues and profits belonging or appertaining to it, **TO HAVE AND TO HOLD** the premises **FOREVER**.

Grantor, for itself, its predecessors, and successors, represents and warrants to Grantee and Grantee's successors, that, except as stated on Exhibit B attached to and made a part of this Deed, Grantor has not done or suffered to be done anything to encumber or change the premises now or in the future.

Grantor, for itself, its predecessors, and successors, covenants to Grantee and Grantee's successors, THAT Grantor **WILL WARRANT AND DEFEND**, the premises against every person that lawfully claims an interest in the premises by, through or under Grantor, but not otherwise, subject only to the exception stated on Exhibit B.

VILLAGE OF DOLTON
WATER/REAL PROPERTY TRANSFER TAX No 21976
ADDRESS 1435 Greenwood
ISSUE 6-18-18 EXPIRED 7-18-18
AMT 50.00
TYPE wts
VILLAGE COMPTROLLER

REAL ESTATE TRANSFER TAX		29-Jun-2018	
	COUNTY:	27.00	
	ILLINOIS:	54.00	
	TOTAL:	81.00	

29-03-421-036-0000 | 20180601609815 | 1-856-320-288

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IN WITNESS WHEREOF, Grantor has caused Grantor's name to be signed to this Deed on 30th day of May, 2018.

GRANTOR

WFO REO 2014-02, LLC,
a Delaware limited liability company

By: *Kyle Elliott*
Name: Kyle Elliott
Title: Authorized Person

STATE OF NEW YORK)
) SS
COUNTY OF NEW YORK)

I, Marc B. Ledesma, a Notary Public in and for said County in the State aforesaid, do hereby certify that Kyle Elliott, not personally, but as Authorized Person of WFO REO 2014-02, LLC, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the same instrument as his own free and voluntary act and as the free and voluntary act and deed of said bank for the uses and purposes therein set forth.

Given under my hand and notarial seal this May 30, 2018.

Marc B. Ledesma
Notary Public

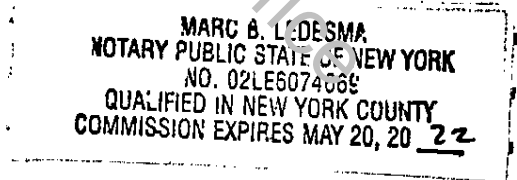
Commission expires: _____

Subsequent tax bills to:

Equity Trust
55 E Monroe St #200
Chicago 60607

Mail Recorded Deed to:

Equity Trust
55 E Monroe St #200
Chicago 60607



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EXHIBIT A

LEGAL DESCRIPTION

THAT PART, LYING EAST OF AND ADJOINING THE NORTHEASTERLY LINE OF GREENWOOD AVENUE, OF (EXCEPT THE SOUTH 150.00 FEET THEREOF) THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE NORTH 33.00 FEET AND THE EAST 30.00 FEET THEREOF HERETOFORE DEDICATED FOR PUBLIC STREETS, AND EXCEPTING FROM SAID TRACT OF LAND THE EAST 220.00 FEET THEREOF, AS MEASURED FROM THE WEST LINE OF IRVING AVENUE, AS HERETOFORE DEDICATED), IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 14425 S. GREENWOOD ROAD, DOLTON, ILLINOIS 60419
PIN: 29-03-421-036-0000

THIS DEED IS ONLY INTENDED TO CONVEY THE PROPERTY INTEREST THAT GRANTOR RECEIVED PURSUANT TO THE JUDICIAL SALES DEED DATED JUNE 15, 2016 AND RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 1618819065.

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EXHIBIT B

1. General real estate taxes for 2017 and subsequent years
2. Special taxes or assessments, if any, for improvements not yet completed;
3. Installments, if any, not due at the date hereof of any special taxes or assessments for improvements heretofore completed;
4. Building lines and building restrictions;
5. Private, public and utility easements of record;
6. Covenants and restrictions of record as to use and occupancy;
7. General exceptions to the title commitment;
8. Local, state and federal laws, ordinances or governmental regulations, including, but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property;
9. Building code violations, liens and judgments;
10. Pending building code violation court cases;
11. Items appearing of record or that would be shown on a survey;
12. Leases and tenancies, if any.