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Return To:
Katherine D. Hart
9349 Forestview Road
Evanston, Illinois 60203

This Instrument Prepared by
Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:
Katherine Bechtel-Akhtar
701 Asbury Avenue
Evanston, IL 60202

File: 101-10058792



Doc# 1825616022 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/13/2018 10:41 AM PG: 1 OF 4

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 23 day of July, 2018, by and between WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A, whose mailing address is 1600 S Douglass Road, Suite 130A, Anaheim, CA 92806, hereinafter called GRANTOR, grants to KATHERINE BECHTEL-AKHTAR, a Married Woman, whose address is 2137 N. Lincoln Ave, Chicago, IL 60614, 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 \$378,000.00, 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, wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

P.I.N.: 11-19-312-004-0000

Property Address: 701 Asbury Avenue, Evanston, IL 60202

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.

REAL ESTATE TRANSFER TAX

13-Sep-2018



COUNTY: 189.00

ILLINOIS: 378.00

TOTAL: 567.00

11-19-312-004-0000

| 20180801660582 | 1-144-991-904

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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.

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH MORTGAGE LOAN
TRUST A

By: CARRINGTON MORTGAGE SERVICES, LLC, as
attorney in fact

By: Scott Hazer
REO Manager

JUL 23 2018

Name/Title: Carrington Mortgage Services, LLC, Attorney in Fact

STATE OF _____

COUNTY OF _____

The foregoing instrument was hereby acknowledged before me this ___ day of _____, 2018, By: _____ Title: _____ For: CARRINGTON MORTGAGE SERVICES, LLC, as attorney in fact for WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A, who is personally known to me or who has produced _____, as identification, and who signed this instrument willingly.

See Attached

Notary Public

My commission expires: _____

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.

030142

CITY OF EVANSTON

Real Estate Transfer Tax

PAID AUG 24 2018

AMOUNT \$

1890.00

Agent LB

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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.

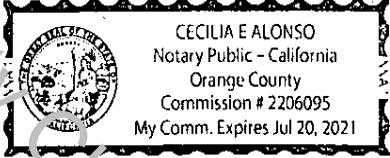
State of California
County of Orange

On July 23, 2018 before me, Cecilia E Alonso / Notary Public
(insert name and title of the officer)

personally appeared Scott Hazen
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 _____ (Seal)

Property of Cook County Clerk's Office

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EXHIBIT "A"

THE SOUTH 35 FEET OF THE WEST 150 FEET LYING EAST OF ASBURY AVENUE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 701 Asbury Avenue, Evanston, IL 60202

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office