

# UNOFFICIAL COPY



17 NOV 2018 10:36 AM  
SPECIAL WARRANTY DEED  
# 1022

Doc#: 1829757067 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/24/2018 10:36 AM Pg: 1 of 2

Completed By: Ginali Associates, P.C.  
947 N. Plum Grove Road, Schaumburg, IL 60173

Dec ID 20181001610004  
ST/CO Stamp 1-901-276-320 ST Tax \$139.00 CO Tax \$69.50  
City Stamp 0-827-534-496 City Tax: \$1,459.50

THIS INDENTURE, made on the 2<sup>nd</sup> day of Aug., 2018, by and between WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, hereinafter referred to as Grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and **DIANA SAENZ GUZMAN**, party of the second part, WITNESSETH that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, **DIANA SAENZ GUZMAN** and her heirs and assigns, FOREVER, all the following described real estate, situated in the County of **COOK**, State of Illinois known and described as follows, to wit: \* and RUBEN SAENZ RIVERA as joint tenants

LOT 31 IN BLOCK 1 IN GRANDVIEW BEING JOHN T. KELLY AND OTHERS, THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, LYING SOUTH OF THE CENTERLINE OF GRAND AVENUE AND NORTH OF THE SOUTH LINE OF DICKENS AVENUE PRODUCED WEST, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, **DIANA SAENZ GUZMAN** and her heirs assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second **DIANA SAENZ GUZMAN** and her heirs assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

Permanent Real Estate Numbers: 13-32-222-023-0000

Address of the Real Estate: 2109 N. MONITOR AVENUE, CHICAGO, IL 60639

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Agent, the day and year first above written.

Rushmore Loan Management Services LLC  
Its appointed Attorney in Fact *for*

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A  
CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS  
TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION  
TRUST

By: *[Signature]* Susan Christy  
Assistant Vice President

Pursuant to a delegation of authority  
*7600959506 p2*

MAIL TO:

Agnes Pogorzelski  
7443 W. Irving Park Rd. #114  
Chicago, IL 60634

SEND SUBSEQUENT TAX BILLS TO:

Diana Saenz Guzman  
2109 N. Monitor Ave.  
Chicago, IL 60634

STATE OF Texas

Dallas COUNTY

On this date, before me personally appeared Susan Christy,  
acknowledged that she executed the same as her free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of  
Texas aforesaid, this 2<sup>nd</sup> day of August, 2018.

*[Signature]*  
Notary Public

My term Expires: \_\_\_\_\_

