

UNOFFICIAL COPY

FIDELITY NATIONAL TITLE

Doc#: 1831749205 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/13/2018 10:29 AM Pg: 1 of 3

0.C18025566

Dec ID 20181001603295
ST/CO Stamp 0-239-918-240 ST Tax \$215.00 CO Tax \$107.50

SEND SUBSEQUENT TAX BILLS TO:
Bipinchan Patel, Kalpana Patel and Kinjal Patel
4 Magnolia Court, Streamwood, Illinois, 60107

This instrument was prepared by:
Boiko & Osimani, P.C.
3447 N. Lincoln Ave., Chicago, Illinois, 60657
Phone # 773-296-6100

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SPECIAL WARRANTY DEED (Illinois)

THIS AGREEMENT, made this 9th day of October, 2018, between **U.S Bank Trust National Association as trustee of the P&H Pals Investments Trust by SN Servicing Corporation as Attorney in fact**, whose address **323 Fifth Street, Eureka, CA 95501**, the Grantor, and **Bipinchan Patel, Kalpana Patel and Kinjal Patel**, whose address is **4 Magnolia Court, Streamwood, Illinois, 60107**, the Grantee, WITNESSETH, that the Grantor, for and in consideration of the sum of **Two Hundred Fifteen Thousand Dollars and 00/100 (\$ 215,000.00)** and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, and these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 109 IN SURREY MEADOWS, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 21, AND THE NORTHWEST QUARTER OF SECTION 22 TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1987, AS DOCUMENT NO 87522492, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Numbers: 06-21-203-017-0000

Address of the Real Estate: 4 MAGNOLIA COURT, STREAMWOOD, ILLINOIS, 60107

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 Grantor, 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 Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and 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 incumbered 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.

REAL ESTATE TRANSFER TAX

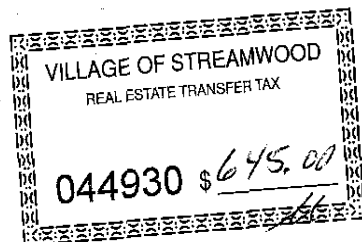
12-Nov-2018



| | |
|-----------|--------|
| COUNTY: | 107.50 |
| ILLINOIS: | 215.00 |
| TOTAL: | 322.50 |

06-21-203-017-0000

| 20181001603295 | 0-239-918-240



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**U.S Bank Trust National Association as trustee of the
PRP II Pals Investments Trust, by SN Servicing
Corporation as Attorney in fact**

By: _____

Print Name: Allison Halland

STATE OF _____)

) ss.

COUNTY OF _____)

I, _____, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that _____, 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 severally acknowledged that as such _____, of **SN Servicing Corporation**, Attorney in Fact for **U.S Bank Trust National Association as trustee of the PRP II Pals Investments Trust**, signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal this 9th day of October, 2018

**Please see the attached
California Notarial certificate.
Thank you.**

Notary Public

My Commission Expires:

Property of Orange County Clerk's Office

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CALIFORNIA CERTIFICATE OF 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 Humboldt)

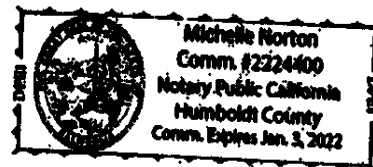
On October 26, 2018 before me, Michelle Norton, Notary Public,
(here insert name and title of the officer)

personally appeared Allison Holland

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

M Norton

(Seal)

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Special Warranty Deed

containing 2 pages, and dated 10-26-18

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____

Name(s) of Person(s) or Entity(ies) Signer is Representing

California notaries may not determine representative capacity.

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:
 Page # 49 Entry # 15

Notary contact: 707-476-2690

Other

Additional Signer(s) Signer(s) Thumbprints