

UNOFFICIAL COPY

Return To:

Jenny Toledo
4921 W Potomac Avenue
Chicago, IL 60651

This Instrument Prepared by

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

Mail Tax Statements To:

Jenny Toledo
4921 W Potomac Avenue
Chicago, IL 60651

File: 101-10075277



18320220320

Doc# 1832022032 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/16/2018 01:36 PM PG: 1 OF 3

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 23rd day of October, 2018, by and between U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEES FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2, whose mailing address is 8950 Cypress Waters Blvd, Coppell, TX 75019, hereinafter called GRANTOR, grants to JENNY TOLEDO, whose address is 4921 W Potomac Avenue, Chicago IL 60651, 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 \$94,500.00 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.: 16-08-401-008-0000

Property Address: 331 North Mason Avenue, Chicago, IL 60644

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

16-Nov-2018



COUNTY:	47.25
ILLINOIS:	94.50
TOTAL:	141.75

COORDINATOR *PC*

16-08-401-008-0000


| 20181101624483 | 0-302-666-400

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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.

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEES FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2 By Nationstar Mortgage LLC as attorney in fact

REAL ESTATE TRANSFER TAX		08-Nov-2018
	CHICAGO:	708.75
	CTA:	283.50
	TOTAL:	992.25 *

By: Dannille Chapman

16-08-401-008-0000 | 20181101624483 | 0-735-396-512

*Total does not include any applicable penalty or interest due.

Name/Title: Dannille Chapman

Assistant Secretary

STATE OF Colorado

COUNTY OF Douglas

The foregoing instrument was hereby acknowledged before me this 23rd day of October, 2018, By: Dannille Chapman Title: Asst. Secretary For: Nationstar Mortgage LLC as attorney in fact for U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEES FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2, who is personally known to me or who has produced personally known as identification, and who signed this instrument willingly.

JEANNINE R HANSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20164025506
MY COMMISSION EXPIRES 07-06-2020

Jeannine R. Hanson
Notary Public

My commission expires: 7/6/2020

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 8 IN BLOCK 1 IN THE SUBDIVISION OF THE NORTH PART OF BLOCK 16 IN AUSTIN'S SECOND ADDITION TO AUSTINVILLE, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 331 NORTH MASON AVENUE, CHICAGO, IL 60644

P.I.N. 16-08-401-008-0000

**COOK COUNTY
RECORDER OF DEEDS**

Property of Cook County Clerk's Office