

UNOFFICIAL COPY

2/3

Return To:

Kathleen Robson
180 W. Washington, Suite 700
Chicago, IL 60602


This Instrument Prepared by

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

Mail Tax Statements To:

Marla Rush
6730 South Shore Drive, Unit 503
Chicago, IL 60649

File: 101-10059163



Doc# 1836134022 Fee \$44.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 12/27/2018 10:23 AM PG: 1 OF 4

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 10 day of December, 2018, by and between WILMINGTON SAVINGS FUND SOCIETY, FSB, as Trustee of Upland Mortgage Loan Trust A, whose mailing address is 1600 S Douglass Road Suite 130A, Anaheim, CA 92806, hereinafter called GRANTOR, grants to MARLA RUSH, whose address is 6730 South Shore Drive, Unit 503, Chicago, IL 60649, 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 \$62,000.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assign, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

P.I.N.: 20-24-406-027-1022

Property Address: 6730 South Shore Drive, Unit 503, Chicago, IL 60649

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 27-Dec-2018



COUNTY:	31.00
ILLINOIS:	62.00
TOTAL:	93.00

20-24-406-027-1022 | 20181101638509 | 1-494-492-832

R

UNOFFICIAL COPY

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 Upland Mortgage Loan Trust A
By: CARRINGTON MORTGAGE SERVICES, LLC, as
attorney in fact

DEC 10 2018

By: Scott Haven

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

STATE OF _____)

COUNTY OF _____)

See Attached

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 Upland Mortgage Loan Trust A, who is personally known to me or who has produced _____, as identification, and who signed this instrument willingly.

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.

REAL ESTATE TRANSFER TAX

06-Dec-2018



CHICAGO:	465.00
CTA:	156.00
TOTAL:	651.00 *

20-24-406-027-1022 | 20181101638509 | 0-960-801-440

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

UNOFFICIAL COPY

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.

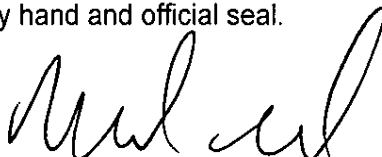
State of California
County of Orange

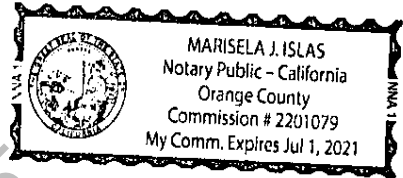
On December 10, 2018 before me, Marisela J Islas - Notary Public
(insert name and title of the officer)

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 Orange County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1:

UNIT NO. 503 IN LAKEFRONT PLACE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN STUART'S SUBDIVISION, BEING A SUBDIVISION IN SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "2-B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 1, 2003 AS DOCUMENT NUMBER 0321319174 IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION.

PARCEL 2:

EXCLUSIVE USE OF PARKING SPACE 59L A LIMITED COMMON ELEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0321319174.

Parcel Number: 20-24-406-027-1022

Property Address: 6730 South Shore Drive, Unit 503, Chicago, IL 60649

Property of Cook County Clerk's Office