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Return To:
GBAF, LLC
1135 Delano Court, Apt 708
Chicago, IL 60605

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

Mail Tax Statements To:
GBAF, LLC
1135 Delano Court, Apt 708
Chicago, IL 60605

File: 101-10074597

 *1900334034D*	
Doc#	1900334034 Fee \$44.00
RHSP FEE:	\$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY	
COOK COUNTY RECORDER OF DEEDS	
DATE:	01/03/2019 01:36 PM PG: 1 OF 4

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 26 day of November, 2018, by and between WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR UPLAND MORTGAGE LOAN TRUST B, who acquired title as Wilmington Savings Fund Society, FSB, as trustee of Upland Mortgage Loan Trust B, whose mailing address is 1600 S Douglass Road, Suite 130A, Anaheim, CA 92806, hereinafter called GRANTOR, grants to GBAF, LLC, whose address is 1135 Delano Court, Apt 708, Chicago, IL 60605, 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 \$100,000.00 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 LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

P.I.N.: 20-25-213-019-0000
Property Address: 7230 S. Yates Blvd, 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		03-Jan-2019
	COUNTY:	50.00
	ILLINOIS:	100.00
	TOTAL:	150.00
20-25-213-019-0000 20181201656780 1-982-326-432		

CCRD REVIEW 

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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 UPLAND MORTGAGE LOAN TRUST
B By: CARRINGTON MORTGAGE SERVICES, LLC,
as attorney in fact

By: Scott Hazen
Name/Title: REO Manager, Carrington Mortgage Services, LLC, Attorney in Fact


NOV 26 2018

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 UPLAND MORTGAGE LOAN TRUST, who is personally known to me or who has produced _____, as identification, and who signed this instrument willingly.

Notary Public **See Attached**
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	19-Dec-2018
 CHICAGO:	750.00
CTA:	300.00
TOTAL:	1,050.00 *

20-25-213-019-0000 | 20181201656780 | 1-614-625-440

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

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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)

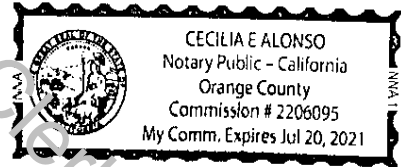
On November 26, 2018 before me, Cecilia E Alonso / Notary Public
(insert name and title of the officer)

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)



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EXHIBIT "A"

LOT 7 IN BLOCK 4 IN KOUNTZE ADDITION TO SOUTH SHORE, BEING A SUBDIVISION OF LOTS 16 TO 20, BOTH INCLUSIVE, IN BLOCK 1 AND LOTS 1 TO 5 AND LOT 16 TO 20, BOTH INCLUSIVE, IN BLOCK 4 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT PART TAKEN FOR OPENING OF OGLESBY AVENUE), ALL IN COOK COUNTY, ILLINOIS.

P. I.N. 20-25-213-019-0000.

COMMONLY KNOWN AS 7230 S. YATES AVENUE, CHICAGO, IL 60649.

Property of Cook County Clerk's Office