

# UNOFFICIAL COPY



IBNW7136498NR

SPECIAL WARRANTY DEED

AP 184

Doc#: 1900710017 Fee: \$50.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 01/07/2019 10:01 AM Pg: 1 of 2

Dec ID 20181201661744

ST/CO Stamp 0-372-369-056 ST Tax \$127.50 CO Tax \$63.75

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

THIS INDENTURE, made on the 16<sup>th</sup> day of Nov, 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 PHILLIP SNELLING AND JASMINE SNELLING, 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, PHILLIP SNELLING AND JASMINE SNELLING, as Tenants by the Entirety, and their 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:

LOT 646 IN WOODGATE GREEN UNIT NUMBER 4, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTH EAST 1/4 IN SECTION 17 AND PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 13, 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, PHILLIP SNELLING AND JASMINE SNELLING and their 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 PHILLIP SNELLING AND JASMINE SNELLING and their 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:

31-17-108-015-0000

Address of the Real Estate:

108 WILLOW ROAD, Matteson, IL 60443

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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

*Sally*  
By: \_\_\_\_\_ Susan Christy  
Assistant Vice President

Pursuant to a delegation of authority  
*16001925368 2 88 2*

MAIL TO:

Phillip Snelling  
108 Willow  
Matteson, IL 60443

SEND SUBSEQUENT TAX BILLS TO:

Phillip Snelling  
108 Willow  
Matteson, IL 60443

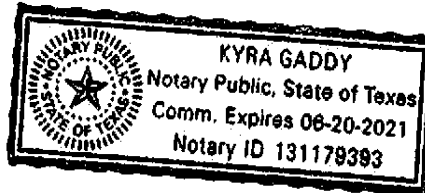
STATE OF Texas  
Dallas COUNTY

On this date, before me personally appeared Susan Christy,  
acknowledged that she/he executed the same as his/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 16<sup>th</sup> day of Nov., 2018.

Kyra Gaddy  
Notary Public

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



Property of Cook County Clerk's Office