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After Recording Return to:
Chicago Land Agency Services
1620 W Belmont Ave
Chicago IL 60657

Instrument Prepared by:
Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48084
Licensed in IL, Bar ID No.
6280331

Order Number:
ST1800862

Mail Tax Statements To:
Arman Mohseni
10315 S. Seeley Ave.
Chicago, IL 60643

Tax Parcel ID#
17-10-400-031-1153;
17-10-400-031-1301



Doc# 1902345029 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/23/2019 12:02 PM PG: 1 OF 3

SPECIAL WARRANTY DEED

Dated this 5 day of December, 2018. WITNESSETH, that, **WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2014-11TT**, whose address is c/o Selene Finance, 9900 Richmond Avenue, #400, Houston, TX 77042, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of EIGHT HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED (\$837,500.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged, does hereby warrant, grant, bargain, sell, assign, remiss, release, convey and confirm unto **ARMAN MOHSENI AND SHARON MOHSENI**, husband and wife not as tenants in common but as joint tenants, whose address is 10315 S. Seeley Ave., Chicago, IL 60643, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in the County of Cook, State of Illinois, commonly known as 201 N. Westshore Drive, Unit 2301, Chicago, IL 60601, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel No: 17-10-400-031-1153; 17-10-400-031-1301

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to all easements, restrictions and conditions of records and general real estate taxes for all subsequent years.

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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, and that GRANTOR will only warrant and forever defend the right and title to the above described property unto the said GRANTEE against the claims of those persons claiming by, through or under GRANTOR, but not otherwise.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

Grantor:
WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2014-11TT

By: Mitchell Oringer Senior Vice President

For Selene Finance, LP, its attorney in fact

REAL ESTATE TRANSFER TAX		23-Jan-2019
COUNTY:	418.75	
ILLINOIS:	837.50	
TOTAL:	1,256.25	

STATE OF Texas)
COUNTY OF Harris)

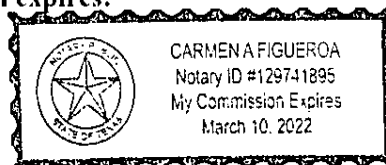
ss.

I, Carmen A. Figueroa, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Mitchell Oringer Senior Vice President, on behalf of Selene Finance LP, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand official seal this 5 day of December 2018.

Carmen A. Figueroa
Notary Public
My commission expires:

REAL ESTATE TRANSFER TAX		23-Jan-2019
CHICAGO:	6,281.25	
CTA:	2,512.50	
TOTAL:	8,793.75 *	



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EXHIBIT A LEGAL DESCRIPTION

Real property situated in the County of Cook, State of Illinois, to wit:

UNIT 2301 AND PARKING SPACE UNIT P-099 AND TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBERED 154 IN THE LANCASTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 11 IN LAKESHORE EAST SUBDIVISION OF PART OF THE UN-SUBDIVIDED LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM DATED NOVEMBER 19, 2004 AND RECORDED AS DOCUMENT NUMBER 0432427093, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

APN #: **17-10-400-031-1153; 17-10-400-031-1301**

COMMONLY KNOWN AS 201 N. WESTSHORE DRIVE, UNIT 2301, CHICAGO, IL 60601