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# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED Corporation to Individual

18BAR-44558  
PLEASE RETURN TO:  
BARRISTER TITLE  
15000 SO. CICERO AVE.  
WILMINGTON FOREST, IL 60452



Doc# 1903934098 Fee \$42.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/08/2019 04:10 PM PG: 1 OF 3

THIS INDENTURE, made this 7th day of DEC, 2018 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE CIM TRUST 2016-3, MORTGAGE-BACKED NOTES, SERIES 2016-3 duly authorized to transact business in the State of ILLINOIS, party of the first part, and OLGA CASTILLO party of the second part (Grantee Address) 105 CORA COURT, THORNTON, IL, 60476

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and 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, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of COOK and State of Illinois known and described as follows, to wit:

LOT 13 IN FIRST ADDITION TO HARRIS RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index 29-27-302-031-0000  
Address of Real Estate 105 CORA COURT, THORNTON, IL, 60476

Together with all the singular and 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 said party of the first part, either in law or equity, do give 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and 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 FOREVER DEFEND.**

### REAL ESTATE TRANSFER TAX

08-Feb-2019



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

29-27-302-031-0000

| 20190201695484 | 0-775-188-896

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed the day and year first above written.

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE CIM TRUST 2016-3, MORTGAGE-BACKED NOTES, SERIES 2016-3  
By: Select Portfolio Servicing, Inc.  
As Attorney-in-Fact



By [Signature] **DEC 07 2018**  
Coty Evans  
Document Control Officer

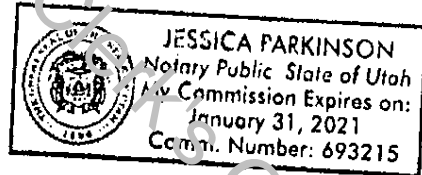
STATE OF UTAH, COUNTY OF SALT LAKE ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that the above signed, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7 day of Dec, 2018.

By: Coty Evans Document Control Officer, Personally Known

[Signature] (Notary Public)



Prepared By: Renee Meltzer Kalman  
20 N. Clark St. Suite 1200  
Chicago, Illinois 60602

Mail To:  
OLGA CASTILLO  
105 CORA COURT, THORNTON, IL, 60476

Name & Address of Taxpayer:  
OLGA CASTILLO  
105 CORA COURT, THORNTON, IL, 60476

# UNOFFICIAL COPY

AFFIDAVIT OF TITLE  
COVENANT AND WARRANTY

STATE OF UTAH )  
 ) SS.  
COUNTY OF SALT LAKE )

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantee hereinafter named:  
**OLGA CASTILLO**

That affiant has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated Dec 7, 2018, to **OLGA CASTILLO** grantee, conveying the following describe premises:

**LOT 13 IN FIRST ADDITION TO HARRIS RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

That no labor or material has been furnished for premises within the last four months that is not fully paid for.

That since the effective date in the report on title issued by Fidelity Title Insurance Company, affiant has not done or suffered to be done anything that could in anyway affect the title to Premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment, note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

The Seller does not have any knowledge to any leases or other occupancy agreement that affect the property unless same has specifically been disclosed in the contract of sale, including any and all Addendums and / or riders.

That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of premises.

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE CIM TRUST 2016-3, MORTGAGE-BACKED NOTES, SERIES 2016-3  
By: Select Portfolio Servicing, Inc.  
As Attorney-in-Fact

DEC 07 2018

By: Coty Evans, Document Control Officer



Property was acquired by Seller through Foreclosure. Seller has no knowledge of prior matters.

STATE OF UTAH, COUNTY OF SALT LAKE ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that the above signed, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7 day of Dec, 2018

By: Coty Evans Document Control Officer, Personally Known

Jessica Parkinson (Notary Public)

