

UNOFFICIAL COPY

1081 Chicago Title

19WSS2525920P

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That U.S. BANK, N.A. AS TRUSTEE FOR
CONSECO FINANCE HOME EQUITY
LOAN TRUST 2002-C

herein called 'GRANTOR',

whose mailing address is: 2100 E. Elliot Rd.
Tempe, AZ 85284

FOR AND IN CONSIDERATION OF

TEN and NO/100 DOLLARS, and other good and valuable consideration, to it in hand
paid by the party or parties identified below as GRANTEE hereunder, by these presents
does grant, bargain, and sell unto:

KAMORU FOJORUNSHO

called 'GRANTEE' whose mailing address is: 2550 W. Farwell, Chicago, IL 60645
all that certain real property situated in Cook County, Illinois and more particularly
described as follows:

UNIT NUMBER 1 IN RIDGE ESTATES CONDOMINIUM AS DELINEATED ON A
SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 2, 3 AND 4 IN MARSHALL'S SUBDIVISION OF LOT 4 IN COUNTY CLERK'S
DIVISION IN SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE
DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24794964,
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

Permanent Tax No.: 11-30-314-013-1001

Address of Property: 7349 N. Ridge, Chicago, IL 60645

TO HAVE AND TO HOLD the above described premises, together with all the rights and
appurtenances thereto in any wise belonging, unto the said GRANTEES, his heirs or
successors and assigns forever, subject to: (a) covenants, conditions and restrictions of
record; (b) private, public and utility easements and roads and highways, if any; (c) party
wall rights and agreements, if any; (d) existing leases and tenancies, if any; (e) special
taxes or assessments for improvements not yet completed, if any; (f) installments not due
at the date hereof of any special tax or assessment for improvements heretofore
completed, if any; (g) general real estate taxes; (h) building code violations and judicial
proceedings relating thereto, if any; (i) existing zoning regulations; (j) encroachments if
any, as may be disclosed by a plat of survey; (k) drainage ditches, drain tiles, feeders,
laterals and underground pipes, if any; and (l) all mineral rights and easements in favor of
mineral estate.

Loan # 88351034

Doc#: 1905908189 Fee: \$50.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 02/28/2019 01:50 PM Pg: 1 of 2

Dec ID 20190201609519

ST/CO Stamp 0-875-464-096 ST Tax \$70.00 CO Tax \$35.00

City Stamp 0-221-062-560 City Tax: \$735.00

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Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 27 day of Feb, 2019 in its name by Kammi Kusner its _____ authorized signor thereunto as authorized by the Managing Member.

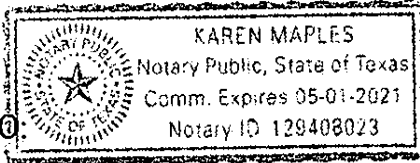
U.S. BANK, N.A. AS TRUSTEE FOR CONSECO
FINANCE HOME EQUITY LOAN TRUST 2002-C
BY: DITECH FINANCIAL, LLC, attorney in fact

Kammi Kusner

(AFFIX SEAL)

STATE OF TX
COUNTY OF Harris

The foregoing instrument was acknowledged before me this 27 day of Feb, 2019 by Kammi Kusner as authorized signor of DITECH FINANCIAL, LLC, on behalf of the said corporation.



Karen Maples
NOTARY PUBLIC


MAIL TO:

Crystal Silver, Esq.
1155 Willow Ln.
Northbrook IL
60062

Send subsequent tax bills to:

Kamoru Folorunsho
2550 W. Farwell
Chgo IL
60645

This instrument prepared by:
KENNETH D. SLOMKA
SLOMKA LAW GROUP
15255 S. 94th Avenue, Suite 602
Orland Park, IL 60462

REAL ESTATE TRANSFER TAX		28-Feb-2019
	CHICAGO:	525.00
	CTA:	210.00
	TOTAL:	735.00 *



11-30-314-013-1001 | 20190201609519 | 0-221-062-560

Permanent Tax No.: 11-30-314-013

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

Address of Property: 7349 N. Ridge, Chicago, IL 60645

Loan # 88351034

REAL ESTATE TRANSFER TAX		28-Feb-2019
	COUNTY:	35.00
	ILLINOIS:	70.00
	TOTAL:	105.00

11-30-314-013-1001 | 20190201609519 | 0-875-464-096