

1x3

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## SPECIAL WARRANTY DEED

**GRANTOR**, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST (herein, "Grantor"), whose address is 380 W Data Drive, Draper, UT 84020, for and in consideration of ONE HUNDRED EIGHTY-FIVE THOUSAND AND 00/100 Dollars (\$185,000.00), and for other good and valuable consideration, GRANTS, BARGAINS AND SELLS to **GRANTEE**, OSCAR AVILA, a married man (herein, "Grantee"), whose address is 3434 West Arthington Street, Chicago, IL 60624, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 3434 West Arthington Street, Chicago, IL 60624

Permanent Index Number: 16-14-413-032-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

To have and to hold said premises forever.

Dated this 25 day of MAY, 2019.



Doc# 1907334041 Fee \$44.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/14/2019 10:32 AM PG: 1 OF 4

REAL ESTATE TRANSFER TAX		14-Mar-2019
	<b>CHICAGO:</b>	1,387.50
	<b>CTA:</b>	555.00
	<b>TOTAL:</b>	1,942.50 *

16-14-413-032-0000 | 20190301621127 | 1-696-894-368

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

REAL ESTATE TRANSFER TAX		14-Mar-2019
	<b>COUNTY:</b>	92.50
	<b>ILLINOIS:</b>	185.00
	<b>TOTAL:</b>	277.50

16-14-413-032-0000 | 20190301621127 | 2-060-193-184

**When recorded return to:**  
 LAKEHTA WHITE  
 OS NATIONAL, LLC  
 2170 SATELLITE BOULEVARD,  
 SUITE 200  
 DULUTH, GA 30097  
 # 117496-3-15-ALTA-IL

**Send subsequent tax bills to:**  
 OSCAR AVILA  
 3434 WEST ARTHINGTON STREET  
 CHICAGO, IL 60624

**This instrument prepared by:**  
 LEILA L. HALE, ESQ.  
 423 LITHIA PINECREST ROAD  
 BRANDON, FL 33511


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**GRANTOR**

WILMINGTON SAVINGS FUND SOCIETY, FSB, d/b/a  
CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE  
FOR PRETIUM MORTGAGE ACQUISITION TRUST

By: ALTA RESIDENTIAL SOLUTIONS, LLC.  
AS ATTORNEY-IN-FACT

By:   
Name: STEPHAN BARTEN  
Title: AUTHORIZED PERSON

  
Witness Printed Name: NATHAN K. NICHOLS

STATE OF Utah )  
COUNTY OF Salt Lake )-SS.  
)

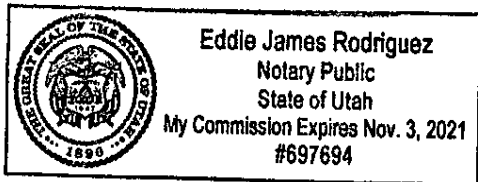
On this 25 day of JANUARY 2019 before me personally appeared STEPHAN BARTEN, Authorized Person of ALTA RESIDENTIAL SOLUTIONS, LLC, who executed the within instrument as Attorney-in-fact for Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

Given under my hand and official seal the day and year last above written.

Dated: 01/25/2019



Print Name: EDDIE J. RODRIGUEZ  
Notary Public in the State of Utah  
Residing at: SALT LAKE  
MY COMMISSION  
EXPIRES: 11/03/2021



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## EXHIBIT A

[Legal Description]

MORE COMMONLY KNOWN AS: 3434 West Arthington Street, Chicago, IL 60624

TAX PARCEL ID/APN (FOR INFORMATIONAL PURPOSES ONLY): 16-14-413-032 .

File #: 117496-3

PARCEL 1:

LOT 29 IN HOMAN SQUARE PHASE TWO, SECTION ONE, BEING A RE-SUBDIVISION OF LOTS 1 THROUGH 48 INCLUSIVE, AND THE VACATED 16 FOOT EAST/WEST ALLEY, IN BLOCK 10 IN E.A. CUMMINGS AND CO.'S CENTRAL PARK AVENUE ADDITION, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 40 RODS THEREOF AND NORTH OF THE NORTH LINE OF THE CHICAGO AND GREAT WESTERN RAIL ROAD, RECORDED JUNE 23, 1899 AS DOCUMENT NUMBER 2837304 IN THE RECORDER'S OFFICE RECORDED JULY 28, 1995 AS DOCUMENT NUMBER 95492644, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS OVER AND ACROSS ALL COMMON SIDEWALKS, ANY ALLEYS, STREETS OR ROADWAYS AS CREATED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HOMAN SQUARE RESIDENTS ASSOCIATION RECORDED JUNE 27, 1994 AS DOCUMENT NUMBER 94558398 AND AS AMENDED BY DOCUMENT NUMBERS 94930840, 95190932 AND 95552590.

This property is NOT the homestead real property of grantor.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the*

19-017083 (JL.)

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*parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

Property of Cook County Clerk's Office