UNOFFICIAL COPY

After Recording Return to:

SelecTitle, LLC 12276 San Jose Blvd., Suite 423 Jacksonville, FL 32223

Instrument Prepared By:

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

Mail Tax Statements To:

Nathan Aslinger and Eric White 3759 North Hermitage Avenue Chicago, IL 60613

Tax Parcel ID Number:

14-19-222-045

Order Number:

ST1800863

Doc# 1908113019 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/22/2019 03:30 PM PG: 1 OF 3

SPECIAL WARRANTY DEED

GRANTOR, for and in consideration of the sum of Ten Dollars and 50/100 (\$10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, does hereby warrant, grant, bargain, sell, assign, remiss, release, convey and confirm unto the GRANTEE, all that certain land, situated in Cook County, Illinois, to wit:

The following described property:

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

Assessor's Parcel Number: 14-19-222-045

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

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



UNOFFICIAL COPY

above described property unto the said GRANTEE against the claims of those persons claiming by, through or under GRANTOR, but not otherwise.

Subject to: covenants, conditions and restrictions of record; and taxes from 2019 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the current year.

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.

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

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

WILMINGTON SAVING'S FUND SOCIETY, FS			
in its individual capacity, but solely as Trustee for as Attorney-in-Fact	y as Trustee for BCAT 2014-12TT, by SELENE FINAN REAL ESTATE TRANSFER TAX		CE, LP, 22-Mar-2019
1/2/2		CHICAGO:	7,687.50
		CTA:	3,075.00
Roman Flores		TOTAL:	10,762.50
By:	14-19-222-045-000	00 20190301619465	1-611-095-4
Its: Assistant Vice President	* Total does not inclu	de any applicable penal	ty or interest du
	REAL ESTATE TRAI	ISFER TAX	22-Mar-2019
STATE OFTexas	A CO	COUNTY:	512.50
Harris	SS.	ILLINOIS: TOTAL:	1,025.00 1,537.50
COUNTY OF	4-19-272-045-	Gran.	
aforesaid, DO HEREBY CERTIFY that Roman Floars Attorney-in-Fact for WILMINGTON SAVINCHRISTIANA TRUST, not in its individual capa personally known to me to be the same person(sinstrument, appeared before me this day in person, and delivered the said instrument as his/her/their free and forth.	IGS FUND SOCIETY, acity, but solely as Truston whose name(s) are sulful acknowledged that he/s d voluntary act, for the use	FSB, doing business the for BCAT 2014-127 ascribed to the forego the/they signed, realed as and purposes therein	LP, as IT, ing and
Given under my hand official seal this day of	CONST) My Notan	20 <u>1</u> 9 ANCE R BAKER VID # 129227647 ebruary 13, 2021 d-makes no representation a	
No title search was performed on the subject property by the pr	eparer. LTbe filt parer of this dec	d makes no representation a	is to

the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by GRANTOR/GRANTEE and/or their agents; no boundary survey was made at the time of this conveyance.

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in the County of Cook, State of Illinois, to wit:

Lot 48 in Block 4 in the Subdivision of Blocks 3 and 4 of James Rood Jr's. Subdivision of Blocks 17 and 20 in the Subdivision of Section 19, Township 40 North, Range 14, (except the South East 1/4 of the North West 1/4 and the South West 1/4 of the North East 1/4 and the East 1/2 of the South East 1/4) East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed from JUDICIAL SALES CORPORATION, an Illinois Corporation, to WILMINGTON SAVINGS FUND SOCIETY, FSB, doing business as CHRISTIANA TRUST, not in its individual capacity but solely as Trustee for BCAT 2014-12TT, by Deed dated August 1, 2016, recorded August 12, 2016, as Document No. 1622516085 in Cook County Records.

Property Address: 3759 Nor.n Hermitage Avenue, Chicago, 1L 60613 S COOK COUNTY CLORK'S OFFICE

Assessor's Parcel No.: 14-19-222 0:5