

UNOFFICIAL COPY

1/4

Return To:

Emi Morales Salazar
2400 Big Timber Rd, Ste 108
Elgin, IL 60124-7835

This Instrument Prepared by

Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:

Miguel Angel Orozco
1027 Chippewa Drive
Elgin, IL 60120

File: 101-10110640



Doc# 1916413052 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/13/2019 10:25 AM PG: 1 OF 3

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 24 day of April, 2019, by and between WILMINGTON SAVINGS FUND SOCIETY, FSB, as Trustee of Stanwich Mortgage Loan Trust A, whose mailing address is 1600 S Douglass Road, Suite 130A, Anaheim, CA 92806, hereinafter called GRANTOR, grants to Miguel Angel Orozco, whose address is 691 Columbia Ave, Elgin, IL 60120, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$165,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wit:

LOT 242 IN LORD'S PARK MANOR, UNIT NUMBER 9, BEING A SUBDIVISION OF PART OF LOT 5 OF THE CIRCUIT COURT PARTITION OF PART OF SECTIONS 6 AND 7 TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

P.I.N.: 06-07-114-005-0000

Property Address: 1027 Chippewa Drive, Elgin, IL 60120,

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

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

REAL ESTATE TRANSFER TAX		13-Jun-2019
COUNTY:		82.50
ILLINOIS:		165.00
TOTAL:		247.50

06-07-114-005-0000 | 20190401660142 | 0-987-603-040

S ✓
P 3
S +
M -
SC -
E -
INT ✓

UNOFFICIAL COPY

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, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

WILMINGTON SAVINGS FUND SOCIETY, FSB, as
Trustee of Stanwich Mortgage Loan Trust A
By: CARRINGTON MORTGAGE SERVICES, LLC, as
Attorney in fact



By: _____ APR 24 2019

Name/Title: Scott Hazer
REQ Director

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was hereby acknowledged before me this ____ day of _____, 2019, By: _____ Title: _____ For: CARRINGTON MORTGAGE SERVICES, LLC, as Attorney in fact for WILMINGTON SAVINGS FUND SOCIETY, FSB, as Trustee of Stanwich Mortgage Loan Trust A, who is personally known to me or who has produced _____, as identification, and who signed this instrument willingly.

See Attached

Notary Public
My commission expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as 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

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

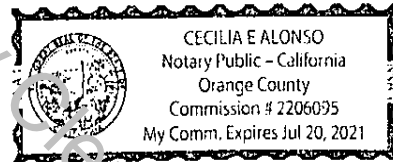
On April 24, 2019 before me, Cecilia E. Alonso - Notary Public
(insert name and title of the officer)

personally appeared Scott Hazen
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Property of Orange County Clerk's Office