

UNOFFICIAL COPY

Return To:

CCAffordable Housing LLC
660 W. Holbrook Road
Glenwood, IL 60425

This Instrument Prepared by

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

Mail Tax Statements To:

CC Affordable Housing LLC
660 W. Holbrook Road
Glenwood, IL 60425

File: NIL-1294064



1916434030

Doc# 1916434030 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/13/2019 11:01 AM PG: 1 OF 2

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 6th day of June, 2019, by and between CHRISTIANA TRUST, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee on behalf of RBSHD 2013-1 Trust, whose mailing address is 2800 28th Street, #102, Santa Monica, CA 90405, hereinafter called GRANTOR, grants to CC AFFORDABLE HOUSING, LLC, A ILLINOIS LIMITED LIABILITY COMPANY whose address is 660 W. Holbrook Road, Glenwood, IL 60425, 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 \$75,500.00 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 2 IN BLOCK 19 IN SECOND ADDITION TO CALUMET GATEWAY, BEING A SUBDIVISION OF PART OF CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION OF ALL OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF WEST LINE OF STONY ISLAND AVE. AND EAST OF EAST LINE OF NEW YORK, CHICAGO & ST. LOUIS RAILROAD, IN COOK COUNTY, ILLINOIS.

P.I.N.: 25-02-219-002-0000

Property Address: 8905 South Dante Avenue, Chicago, IL 60619

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.

S Y
P 2
S 1
M —
SC —
E —
INT —



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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, 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.


RMS ASSET MANAGEMENT LLC, as attorney in fact for CHRISTIANA TRUST, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee on behalf of RBSHD 2013-1 Trust

By: 
JAMES R. GUERIN, Assistant Secretary

STATE OF California)

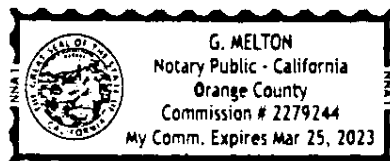
COUNTY OF Orange)


REAL ESTATE TRANSFER TAX		13-Jun-2019
	COUNTY:	37.75
	ILLINOIS:	75.50
	TOTAL:	113.25
25-02-219-002-0000 20190601600892 1-377-755-232		

REAL ESTATE TRANSFER TAX		13-Jun-2019
	CHICAGO:	566.25
	CTA:	226.50
	TOTAL:	792.75 *
25-02-219-002-0000 20190601600892 2-122-858-592		

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

The foregoing instrument was hereby acknowledged before me this 6th day of June, 2019, By: JAMES R. GUERIN, Assistant Secretary For: RMS ASSET MANAGEMENT LLC, as Attorney in Fact for CHRISTIANA TRUST, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee on behalf of RBSHD 2013-1 Trust, who is personally known to me or who has produced driver's license, as identification, and who signed this instrument willingly.




Notary Public G. MELTON
My commission expires: 03/25/2023

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.