

# UNOFFICIAL COPY

**Return To:**  
Ginir Properties LLC  
1650 Zanker Rd.  
San Jose, CA 95112

**This Instrument Prepared by**  
Timothy P. McHugh, LTD.  
360 West Butterfield #300  
Elmhurst, IL 60126

**Mail Tax Statements To:**  
Ginir Properties LLC  
1650 Zanker Rd  
San Jose, CA 95112

File: 101-10129412



Doc# 1922634076 Fee \$88.00  
RHSP FEE: \$9.00 RPRF FEE: \$1.00  
EDWARD M. MOODY  
COOK COUNTY RECORDER OF DEEDS  
DATE: 08/14/2019 02:11 PM PG: 1 OF 2

This space for recording information only

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED executed this 25 day of June, 2019, by and between U.S. BANK, NATIONAL ASSOCIATION, Successor Trustee to Bank of America, NA, as successor to LaSalle Bank, NA as Trustee, for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificate Series 2007-11, whose mailing address is 8950 Cypress Waters Blvd., Coppell, TX 75019, hereinafter called GRANTOR, grants to GINIR PROPERTIES LLC, whose address is 1650 Zanker Rd., San Jose, CA 95112, 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 \$106,050.00 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 2 IN FRED E. DOWNEY'S SUBDIVISION OF LOTS 3, 4, 5 AND 6 IN CIRCUIT COURT PARTITION OF THE WEST ONE HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N.: 25-01-104-011-0000

Property Address: 8736 South Ridgeland Avenue, Chicago, IL 60617

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.

1012

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INT SB

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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.

U.S. BANK, NATIONAL ASSOCIATION, Successor Trustee to Bank of America, NA, as successor to LaSalle Bank, NA as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificate Series 2007-H1

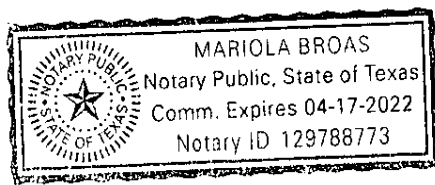
By: NATIONSTAR MORTGAGE, LLC, as Attorney in Fact

By: *Teresa Love*  
Name/Title: Teresa Love Assistant Secretary




STATE OF TX  
COUNTY OF Denton

The foregoing instrument was hereby acknowledged before me this 25 day of June, 2019, By: Teresa Love Title: Assistant Secretary For: NATIONSTAR MORTGAGE, LLC, as Attorney in Fact for U.S. BANK, NATIONAL ASSOCIATION, Successor Trustee to Bank of America, NA, as successor to LaSalle Bank, NA as Trustee, for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificate Series 2007-H1, who is personally known to me or who has produced \_\_\_\_\_, as identification, and who signed this instrument willingly.





*Mariola Broas*  
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.

REAL ESTATE TRANSFER TAX		14-Aug-2019
	CHICAGO:	798.75
	CTA:	319.50
	TOTAL:	1,118.25 *

25-01-104-011-0000 | 20190701626343 | 0-434-633-824

REAL ESTATE TRANSFER TAX		14-Aug-2019
	COUNTY:	53.25
	ILLINOIS:	106.50
	TOTAL:	159.75

25-01-104-011-0000 | 20190701626343 | 1-283-818-080

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