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Doc# 1926006067 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/17/2019 10:45 AM PG: 1 OF 3

Mail Tax Statements To:
Hi-Tone Ventures LLC
3312 N. Butler, 1
Indianapolis, IN 46218

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

Return To:
Hi-Tone Ventures LLC
3312 N. Butler, 1
Indianapolis, IN 46218

File: 101-101-10140387

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 8th day of August, 2019, by and between U S BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS THROUGH CERTIFICATES SERIES 2007-BC4, whose mailing address is 8950 Cypress Waters Blvd, Coppell, TX 75019, hereinafter called GRANTOR, grants to HI-TONE VENTURES LLC, whose address is 3312 N. Butler, 1, Indianapolis, IN 46218, 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 \$189,525.00 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 13 IN BLK 32 IN SOUTHFIELD, BEING A SUB OF BLKS 17, 18, 19, 22, 23, 24 & 26 TO 32 IN JAMES STINSON'S SUB OF THE EAST GRAND CROSSING IN THE SW 1/4 OF SEC 25, T 38 N. R 14 E OF THE 3RD P.M. , IN COOK CO , ILLINOIS.

P.I.N.: 20-25-331-027-0000

Property Address: 7836 South Jeffrey Boulevard, Chicago, IL 60649

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.

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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, AS TRUSTEE
FOR STRUCTURED ASSET SECURITIES
CORPORATION MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2007-BC4 By: NATIONSTAR
MORTGAGE LLC, as attorney in fact



By: *Dannille Chapman*

Title: Assistant Secretary

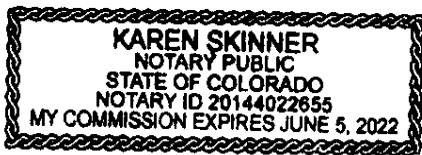
Printed Name: Dannille Chapman

STATE OF Colorado

COUNTY OF Douglas

REAL ESTATE TRANSFER TAX		17-Sep-2019
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
20-25-331-027-0000 20190801667244 0-847-751-776		

The foregoing instrument was hereby acknowledged before me this 8th day of August, 2019, By: Dannille Chapman Title: Assistant Secretary For: NATIONSTAR MORTGAGE LLC as attorney in fact for U S BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-BC4, who is personally known to me or who has produced Personally Known as identification, and who signed this instrument willingly.




Karen Skinner
Notary Public
My commission expires: 6-5-2022

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.

Exempt under provisions of Paragraph C

Section 4, Real Estate Transfer Tax Act.

REAL ESTATE TRANSFER TAX		17-Sep-2019
		CHICAGO: 0.00
		CTA: 0.00
		TOTAL: 0.00 *
20-25-331-027-0000 20190801667244 0-898-607-712		

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

9/16/19
[Signature]
Date Buyer, Seller or Representative

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated September 16th, 2019

Signature: _____

Grantor or Agent

Subscribed and sworn to before me
By the said Affiant
This 16th, day of September, 2019
Notary Public _____



The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date September 16th, 2019

Signature: _____

Grantee or Agent

Subscribed and sworn to before me
By the said Affiant
This 16th, day of September, 2019
Notary Public _____



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)