

UNOFFICIAL COPY

Doc#. 1933017012 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/26/2019 10:26 AM Pg: 1 of 3

Dec ID 20191001632088
ST/CO Stamp 0-632-461-664 ST Tax \$510.50 CO Tax \$255.25

Commitment Number **19ST01325NR**

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg IL 60173

After Recording Return To:
Trinity Investments, Inc.
1020 N. Kennicott Ave.
Arlington Heights, IL 60004

Mail Tax Statements To: **Trinity Investments, Inc.;** 1020 N. Kennicott Ave., Arlington Heights,
IL 60004

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

~~09-22-203-015-0000~~ 09-22-203-039-0000

SPECIAL WARRANTY DEED

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2007-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR3, whose mailing address is 8950 Cypress Water Blvd., Coppel, TX 75019, hereinafter grantor, for \$510,107.85 (Five Hundred Ten Thousand One Hundred Seven Dollars and Eighty Five Cents) in consideration paid, grants with covenants of special warranty to Trinity Investments, Inc., hereinafter grantee, whose tax mailing address is 1020 N. Kennicott Ave., Arlington Heights, IL 60004, the following real property:

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LOT 1 IN PODAR'S SUBDIVISION, A RESUBDIVISION OF PART OF LOT 6 IN LINDSTROM'S FIRST ADDITION TO PARK RIDGE MANOR, BEING A SUBDIVISION OF PARTS OF LOTS 1 AND 2 IN HENRY C. SENNE'S ESTATE DIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER AND THE NORTH 55 RODS OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 1849 Weeg Way, Park Ridge, IL 60068

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

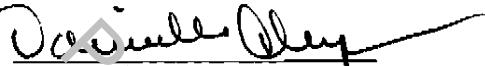
Prior instrument reference: **1910515055**

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Commitment Number# 19ST01325NR

Executed by the undersigned on November 1, 2019 :

Nationstar Mortgage, LLC as its Attorney in Fact for WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2007-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR3.

By: 

Name: Dannille Chapman

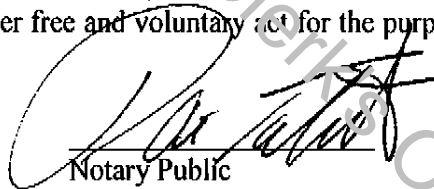
Its: Assistant Secretary



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 39461

STATE OF Colorado
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on November 1, 2019, by Dannille Chapman its Assistant Secretary on behalf of **Nationstar Mortgage, LLC as its Attorney in Fact for WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2007-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR3**, who has produced Personally Known as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.


Notary Public

**MUNICIPAL TRANSFER STAMP
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP
(If Required)**

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative

NOEMI TALAMANTES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174007825
MY COMMISSION EXPIRES FEBRUARY 21, 2021