

UNOFFICIAL COPY

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Return To:
Ira Piltz
8170 McCormick Blvd.
Suite 116
Skokie, IL 60076

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

Mail Tax Statements To:
Zev Feiger
2949 W Jerome
Chicago, IL 60645

File: 101-10166863



Doc# 1933817090 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/04/2019 02:19 PM PG: 1 OF 2

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 5 day of November, 2019, by and between US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSMC MORTGAGE-BACKED PASS THROUGH CERTIFICATES, SERIES 2006-3 whose mailing address is 8950 Cypress Waters Blvd., Coppell, TX 75019, hereinafter called GRANTOR, grants to ZEV FEIGER, whose address is 2949 W. Jerome, Chicago, IL 60645, 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 \$351,750.00 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 33 (EXCEPT THE SOUTH 47 FEET THEREOF AND EXCEPT THE EAST 141 FEET THEREOF) AND LOT 32 (EXCEPT THE EAST 141 FEET THEREOF) AND A STRIP OF LAND 3 FEET IN WIDTH ON THE EASTERLY END THEREOF AND 3.35 FEET IN WIDTH ON THE WESTERLY END THEREOF (EXCEPT THE EAST 141 FEET THEREOF), LYING NORTH AND ADJOINING LOT 32, ALL IN "THE TERRACE" MCKEY AND POAGUE'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE ADAM HOTH HOME STEAD (EXCEPT THE SOUTH 47 FEET THEREOF) IN THE EAST 1/2, SOUTH OF GROSS POINT ROAD, OF FRACTIONAL SECTION 33 AND OF THE EAST 200 FEET OF LOT 3 IN HENRY WITTBOLD'S SUBDIVISION OF THE SOUTH 47 FEET OF LOTS 5 AND 8 AND THAT PART OF LOT 7 LYING EAST OF THE WEST 247.50 FEET THEREOF OF COUNTY CLERK'S DIVISION OF FRACTIONAL SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 05-33-411-001-0000

Property Address: 3042 Isabella St, Evanston, IL 60201

SY
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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.

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.

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSMC MORTGAGE-BACKED PASS THROUGH CERTIFICATES, SERIES 2006-3 By: NATIONSTAR MORTGAGE, LLC, as attorney in fact. Power of attorney recorded 02/01/2019 as DOC# 1903747236, Cook County, Illinois.

By: [Signature]
Name/Title: Karen Skinner
Assistant Secretary

STATE OF CO
COUNTY OF Douglas

030764
CITY OF EVANSTON
Real Estate Transfer Tax
PAID NOV 19 2019 AMOUNT \$ 1760.00
Agent LB

The foregoing instrument was hereby acknowledged before me this 5 day of NOV., 2019, By: Karen Skinner Title: Asst. Sec. For: NATIONSTAR MORTGAGE, LLC, as attorney in fact for US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSMC MORTGAGE-BACKED PASS THROUGH CERTIFICATES, SERIES 2006-3, who signed this instrument willingly, on behalf of the company.

HEIDI LONG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084042617
MY COMMISSION EXPIRES DECEMBER 15, 2020

[Signature]
Notary Public
My commission expires: 12-15-20

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		04-Dec-2019
COUNTY:		176.00
ILLINOIS:		352.00
TOTAL:		528.00

05-33-411-001-0000 | 20191101648084 | 1-161-787-744