

# UNOFFICIAL COPY

Doc#. 1935013019 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/16/2019 10:16 AM Pg: 1 of 4

Dec ID 20191001624910  
ST/CO Stamp 0-515-482-976 ST Tax \$211.00 CO Tax \$105.50

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

After Recording Return To:  
Revel Properties LLC  
3440 N Hamlin, APT 1  
Chicago, IL 60618

Mail Tax Statements To: Revel Properties LLC; 3440 N Hamlin, APT 1, Chicago, IL 60618

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**16-05-105-032-0000**

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## SPECIAL WARRANTY DEED

U.S. ROF III LEGAL TITLE TRUST 2015-1, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE, whose mailing address is 440 S. LaSalle St., 20<sup>th</sup> Floor, Chicago IL 60605, hereinafter grantor, for \$210,537.00 (Two Hundred Ten Thousand Five Hundred Thirty-Seven Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Revel Properties LLC, hereinafter grantee, whose tax mailing address is 3440 N Hamlin, APT 1, Chicago, IL 60618, the following real property:

**LOT 26 IN BLOCK 2 IN FAIR OAKS TERRACE, BEING A SUBDIVISION OF THE EAST 50 ACRES OF THE NORTH 75 ACRES OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

SWD Page 1 of 3 34 Lemoyne Pkwy, Oak Park, IL 60302

FIDELITY NATIONAL TITLE

DC19030954  
10/2

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**Property Address is: 34 Lemoyne Pkwy, Oak Park, IL 60302**

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: 191132.076

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Executed by the undersigned on 12/15/19 :

**U.S. ROF III LEGAL TITLE TRUST 2015-1, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE, by Fay Servicing LLC, As attorney in fact**

By: [Signature]

Name: Michael Brooks

Its: REO Closing Coordinator Fay Servicing, LLC, A-I-F

Witness: [Signature]

Witness: [Signature]  
Jose S. Dienerate

STATE OF Florida  
COUNTY OF County of Hillsborough

The foregoing instrument was acknowledged before me on 15th day of October, 2019, by Michael Brooks its REO Closing Coordinator on behalf of U.S. ROF III LEGAL TITLE TRUST 2015-1, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE, by Fay Servicing LLC, as Attorney in Fact, who has produced \_\_\_\_\_ 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.



[Signature]  
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: 11/21/19

[Signature]  
Buyer, Seller or Representative

Oak Park

Real Estate Transfer Tax  
\$1,688.00

4061

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## EXHIBIT A

Order No.: OC19030954

For APN/Parcel ID(s): 16-05-105-032-0000

For Tax Map ID(s): 16-05-105-032-0000

LOT 26 IN BLOCK 2 IN FAIR OAKS TERRACE, BEING A SUBDIVISION OF THE EAST 50 ACRES OF THE NORTH 75 ACRES OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		12-Dec-2019
		COUNTY: 105.50
		ILLINOIS: 211.00
		TOTAL: 316.50
16-05-105-032-0000	20191001624910	0-515-482-976

Property of Cook County Clerk's Office