

# UNOFFICIAL COPY

Doc#: 2001013107 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/10/2020 10:20 AM Pg: 1 of 2

Dec ID 20200101685390  
ST/CO Stamp 0-786-132-320 ST Tax \$201.00 CO Tax \$100.50  
City Stamp 0-790-580-576 City Tax: \$2,110.50

## SPECIAL WARRANTY DEED Corporation to Individual

FIDELITY NATIONAL TITLE

*CHAL 191057371*

THIS INDENTURE, made this 3<sup>rd</sup> day of January, 2020 ABS REO TRUST V duly authorized to transact business in the State of ILLINOIS, party of the first part, and TRIWIN INVESTMENTS INTERNATIONAL LLC party of the second part (Grantee Address) 211 Lockerbie Lane, Wilmette, IL 60091

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of COOK and State of Illinois known and described as follows, to wit:

LOT 1 IN BLOCK 1 IN DR. WALTER GOGOLINSKI'S SUBDIVISION OF LOTS 1 AND 2 IN FURMAN'S SUBDIVISION OF BLOCK 12, IN KING AND PATTERSON'S SUBDIVISION OF THE NORTH EAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index 13-29-217-021-0000  
Address of Real Estate: 2958 N MARMORA AVE, CHICAGO, IL, 60634

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed the day and year first above written.

ABS REG TRUST  
By: Select Portfolio Servicing, Inc.  
As Attorney-In-Fact



By: Coty Evans  
Document Control Officer

JAN 03 2020

STATE OF UTAH, COUNTY OF SALT LAKE ss.

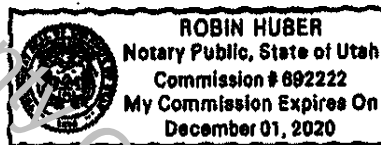
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that the above signed, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the purposes therein set forth.

Given under my hand and official seal, on the 3 day of Jan., 2020.

Coty Evans

Document Control Officer, Personally Known

By: \_\_\_\_\_  
(Notary Public)



Prepared By: Rence Meltzer Kalman  
100 N. LaSalle St. Suite 1605  
Chicago, Illinois 60602

Mail to:  
Michael Freeman, Ltd  
P.O. Box 1183  
Wheeling IL 60090

Send Subsequent Tax Bills To:  
Triwin Investments International LLC  
211 Lockerbie Lane  
Wilmette IL 60091

REAL ESTATE TRANSFER TAX		07-Jan-2020
COUNTY:		100.50
ILLINOIS:		201.00
TOTAL:		301.50
13-29-217-021-0000   20200101685390   0-786-132-320		

REAL ESTATE TRANSFER TAX		07-Jan-2020
CHICAGO:		1,507.50
CTA:		603.00
TOTAL:		2,110.50 *
13-29-217-021-0000   20200101685390   0-790-580-576		

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