

# UNOFFICIAL COPY

Doc#: 2003047107 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/30/2020 11:43 AM Pg: 1 of 2

Dec ID 20200101602155  
ST/CO Stamp 0-425-323-360 ST Tax \$75.00 CO Tax \$37.50

## SPECIAL WARRANTY DEED

*Prepared by Dick Gurnea*  
Completed By: Ginali Associates, P.C.

947 N. Plum Grove Road, Schaumburg, IL 60173

CT

1801328482  
1001

THIS INDENTURE, made on the 30<sup>th</sup> day of Dec, 2019, by and between WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARSEAD FUNDING MORTGAGE TRUST, hereinafter referred to as Grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and ALMA DELIA PEREZ AND JOSE ANTONIO VILLANUEVA, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other 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, ALIENATE AND CONVEY unto the party of the second part, ALMA DELIA PEREZ AND JOSE ANTONIO VILLANUEVA, and their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK, State of Illinois known and described as follows, to wit:

*\* wife and husband, as tenants by the entirety*

LOT 10 IN BLOCK 2 IN WIPPEL'S SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereto 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 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 party of the second part, ALMA DELIA PEREZ AND JOSE ANTONIO VILLANUEVA, and their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second ALMA DELIA PEREZ AND JOSE ANTONIO VILLANUEVA, and 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 DEFEND as to matters of title.

Permanent Real Estate Numbers: 24-25-228-010-0000

Address of the Real Estate: 2624 121<sup>ST</sup> STREET, BLUE ISLAND, IL 60406

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Agent, the day and year first above written.

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A  
CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS  
TRUSTEE FOR CARSBAD FUNDING MORTGAGE  
TRUST,



Susan Christy  
Assistant Vice President

By:

71000359918

Pursuant to a delegation of authority

by Rushmore Loan Management Services LLC  
Its appointed Attorney In Fact

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Alma Delia Perez  
7624 121st St  
Burrhead Island TX 76006

Alma Delia Perez  
7624 121st St  
Burrhead Island TX 76006

STATE OF Texas

Dallas COUNTY

On this date, before me personally appeared Susan Christy,  
acknowledged that she/he executed the same as her/his free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of  
Texas aforesaid, this 30<sup>th</sup> day of December, 2019.

Kyra Gaddy  
Notary Public

My term Expires: \_\_\_\_\_

