

UNOFFICIAL COPY



2004955181D

This document prepared by (and after recording return to):
 Name: Brandi Dickerson)
 Firm/Company Fidelity Land Title)
 Address: 10723 Montgomery Rd.)
 Address 2:)
 City, State, Cincinnati OH 45242)
 Zip:)
 Phone: (513) 489-2900)

Doc# 2004955181 Fee \$88.00
 RHSP FEE:\$9.00 RPRF FEE: \$1.00
 EDWARD M. MOODY
 COOK COUNTY RECORDER OF DEEDS
 DATE: 02/18/2020 11:21 AM PG: 1 OF 6

Above This Line Reserved For Official Use Only

17-34-400-096-1002
(Parcel Identification Number)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten Dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Capital One, National Association**, hereinafter referred to as "Grantor", does hereby convey and quitclaim unto **Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

THE PROPERTY IS DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT NUMBER 3527-1 IN THE 3527 S. KING DRIVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 2 AND 3 AND THE NORTH 6 INCHES OF LOT 4 IN SNYDACKER'S RESUBDIVISION OF LOTS 18, 19 AND 22 IN RUCKER AND LANGLEY'S SUBDIVISION OF LOTS 1, 4, 5, 7, 8, 9 AND 10 IN BLOCK 1 IN ELLIS WEST ADDITION TO CHICAGO, IN SECTION 34, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS 'EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 29, 2007 AS DOCUMENT NUMBER 0702906024; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
 1030 W. HIGGINS RD.
 SUITE 385
 PARK RIDGE, IL 60066

1924750
 192

REAL ESTATE TRANSFER TAX		14-Feb-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-34-400-096-1002 | 20200101699317 | 0-906-460-000

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

REAL ESTATE TRANSFER TAX
 14-Feb-2020
 COUNTY: 0.00
 ILLINOIS: 0.00
 TOTAL: 0.00
 20200101699317 | 0-960-632-672
 17-34-400-096-1002

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PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, PURSUANT TO THE AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR 3527 S KING DRIVE CONDOMINIUMS (TO TRANSFER PARKING SPACES) DATED OCTOBER 16, 2007, AND RECORDED OCTOBER 18, 2007 AS DOCUMENT NO. 0728903141, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE PLAT OF SURVEY RECORDED JANUARY 29, 2007 AS DOCUMENT 0702906024, COOK COUNTY ILLINOIS.

For information purposes only:

Property Address: 3527 S King Dr., Apt 1 N, Chicago, IL 60653

Parcel No: 17-34-400-096-1002

IN WITNESS WHEREOF, this deed was executed by the undersigned on this the 16th day of ~~December, 2019.~~ JANUARY, 2020.

Capital One, National Association By
Carrington Mortgage Services, LLC as
Attorney-in-Fact

BY: [Signature]
Chris Lechtanski, VP, Collateral Operations
for Carrington Mortgage Services, LLC Attorney in Fact

STATE OF _____

COUNTY OF _____

TITLE: _____

The foregoing instrument was acknowledged before me this _____ day of December, 2019 by _____ the _____ of Capital One, National Association.

Notary Public
Printed Name: _____

(SEAL)

My Commission Expires:

SEE ATTACHED

This deed was prepared at the request of the seller without review of title. Therefore the preparer makes no determination as to the validity or insurability of the title. Both parties agree to indemnify and hold the preparer harmless for any and all issues regarding the closing of this transaction.

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

State of California

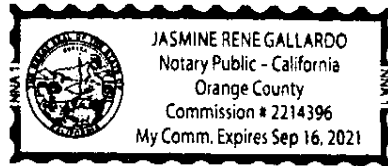
County of Orange

On **JAN 16 2020** before me, Jasmine Rene Gallardo, Notary Public, personally appeared, Chris Lechtanski, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jasmine Rene Gallardo (Seal)
JASMINE RENE GALLARDO



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT	
_____ (Title or description of attached document)	
_____ (Title or description of attached document continued)	
Number of Pages _____	Document Date _____
_____ (Additional information)	

CAPACITY CLAIMED BY THE SIGNER	
<input type="checkbox"/> Individual (s)	
<input type="checkbox"/> Corporate Officer	
_____ (Title)	
<input type="checkbox"/> Partner(s)	
<input type="checkbox"/> Attorney-in-Fact	
<input type="checkbox"/> Trustee(s)	
<input type="checkbox"/> Other _____	

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.


- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

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Exempt under the provisions of paragraph (E) Section 31-45, property tax code.

JAN 16 2020

Date: _____

 **Chris Lechtanski, VP, Collateral Operations**
for Carrington Mortgage Services, LLC Attorney in Fact

 Buyer, Seller or Representative

Grantor(s) Name, Address:

Capital One, National Association
15480 Laguna Canyon Rd., Suite 100
Irvine, CA 92618

Grantee(s) Name, Address:

Wilmington Savings Fund Society, FSB, as
trustee of Stanwich Mortgage Loan Trust A
1600 South Douglass RD, Suite 130A
Tarzana, CA 91356

SEND TAX STATEMENTS TO
GRANTEE

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated JANUARY 16TH, 2020

Signature: [Handwritten Signature]

Grantor or Agent

Chris Lechtanski, VP, Collateral Operations
for Carrington Mortgage Services, LLC Attorney in Fact

~~Subscribed and sworn to before me
By the said _____
This _____ day of _____, 20____
Notary Public _____~~

see attached.

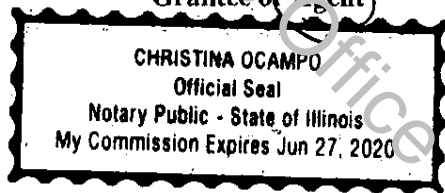
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 2/13, 2020

Signature: [Handwritten Signature]

Grantee or Agent

Subscribed and sworn to before me
By the said M. Demattos
This 13 day of FEB, 2020
Notary Public Christina Ocampo



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

State of California

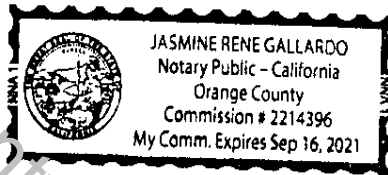
County of Orange

On February 11, 2020 before me, Jasmine Rene Gallardo, Notary Public, personally appeared, Chris Lechtanski, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jasmine Rene Gallardo (Seal)
JASMINE RENE GALLARDO



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Number of Pages _____	Document Date _____
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- Securely attach this document to the signed document.