

UNOFFICIAL COPY

Return To:

Lynette Lewis
2149 W. 95th Street
Chicago, IL 60643

This Instrument Prepared by

Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:

Philip Achusim
2629 E. 74th Street
Chicago, IL 60649

File: 101-10174655-2

Doc#: 2011907044 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/28/2020 09:10 AM Pg: 1 of 3

Dec ID 20200301642668
ST/CO Stamp 1-656-273-120 ST Tax \$40.00 CO Tax \$20.00
City Stamp 2-000-566-496 City Tax: \$420.00

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 18th day of March, 2020, by and between WILMINGTON SAVINGS FUND SOCIETY, FSB, as trustee of Stanwich Mortgage Loan Trust A, whose mailing address is 1600 S Douglas Road, Suite 130A, Anaheim, CA 92806, hereinafter called GRANTOR, grants to PHILIP ACHUSIM, whose address is 2629 E. 74th Street, Chicago, IL 60649, 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 \$40,000.00 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 8 IN BLOCK 6 IN MERRIONETTE MANOR BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, NORTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 14127310, IN COOK COUNTY, ILLINOIS.

P.I.N.: 25-12-223-028-0000

Property Address: 9750 South Oglesby Avenue, Chicago, IL 60617

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.

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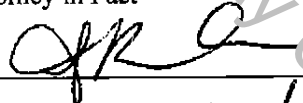
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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.

WILMINGTON SAVINGS FUND SOCIETY, FSB, as trustee of Stanwich Mortgage Loan Trust A
By: CARRINGTON MORTGAGE SERVICES, LLC, as Attorney in Fact

By:  **MAR 18 2020**
Name/Title: Stacy Behan / Authorized Signer

STATE OF _____)

COUNTY OF _____)

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this _____, 2020, by _____, who is the/a _____ of CARRINGTON MORTGAGE SERVICES, LLC, as attorney in fact for WILMINGTON SAVINGS FUND SOCIETY, FSB, as trustee of Stanwich Mortgage Loan Trust A, who are personally known to me or have produced _____ as identification and who signed this instrument willingly.

Notary Public
My commission expires:

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.

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ACKNOWLEDGMENT

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.

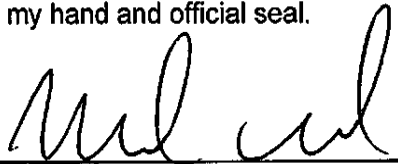
State of California
County of Orange)

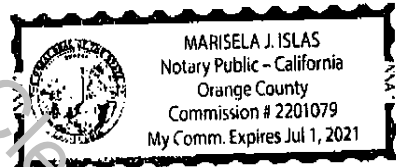
On March 18, 2020 before me, Marisela J Islas- Notary Public
(insert name and title of the officer)

personally appeared Stacy Behan
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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  (Seal)



Property of Orange County Clerk's Office