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Doc#: 2012039005 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 04/29/2020 08:46 AM Pg: 1 of 2

Dec ID 20200401664012

ST/CO Stamp 1-005-172-960 ST Tax \$462.00 CO Tax \$231.00

Return To:

Daniel G. Lauer
1424 West Division Street
Chicago, IL 60642-3603

This Instrument Prepared by

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

Mail Tax Statements To:

John Cleary and Patricia Cleary
1500 Noyes
Evanston, IL 60201

File: 101-10183545

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED executed this 10 day of January, 2020, by and between THE BANK OF NEW YORK MELLON TRUST COMPANY, NA, as Trustee for Federal Deposit Insurance Corporation 2013-R1 Trust, whose mailing address is 8950 Cypress Waters Blvd., Coppell, TX 75019, hereinafter called GRANTOR, grants to JOHN CLEARY and PATRICIA CLEARY, husband and wife, as Joint Tenants, whose address is 1500 Noyes, Evanston, IL 60201, 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 \$461,550.00 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:

PARCEL 1: LOT 1 IN RESUBDIVISION OF LOTS 10, 11 AND 12 IN BLOCK 1 IN MCCORMICK'S SUBDIVISION IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED AS DOCUMENT 0020208116, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE SOUTH 2 FEET OF LOT 13 IN BLOCK 1 IN MCCORMICK'S SUBDIVISION OF THE 611 1/2 FEET NORTH OF AND ADJOINING THE SOUTH 708 1/2 FEET OF THAT PART OF THE CHICAGO AND NORTHWESTERN RAILROAD IN THE SOUTH EAST 1/2 OF THE SOUTH EAST 1/2 OF SECTION 12, TOWNSHIP, 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N.: 10-12-412-014-0000 & 10-12-412-016-0000

Property Address: 2231 Wesley Avenue, Evanston, IL 60201

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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.

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.

THE BANK OF NEW YORK MELLON TRUST COMPANY, NA as Trustee for Federal Deposit Insurance Corporation 2013-RI Trust
By: NATIONSTAR MORTGAGE, LLC, d/b/a Mr. Cooper, as Attorney in Fact

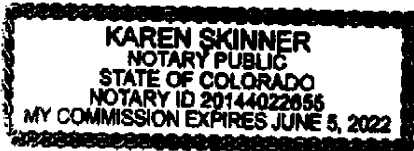
By: [Signature]

Name/Title: Jeannine Hanson, Asst. sec

STATE OF Colorado

COUNTY OF Douglas

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this Jan 10, 2020, by Jeannine Hanson, who is the/a Asst. Sec of NATIONSTAR MORTGAGE, LLC, d/b/a Mr. Cooper, as Attorney in Fact for THE BANK OF NEW YORK MELLON TRUST COMPANY, NA as Trustee for Federal Deposit Insurance Corporation 2013-RI Trust, who are personally known to me or have produced Personally Known as identification and who signed this instrument willingly.



[Signature]
Notary Public
My commission expires: 6-5-22

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.

032687

CITY OF EVANSTON

PAID Real Estate Transfer Tax

03.04.2020 AMOUNT \$ 2,310.00

Agent [Signature]