

UNOFFICIAL COPY

Doc#. 2018321051 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/01/2020 09:33 AM Pg: 1 of 3

Dec ID 20200301643880
ST/CO Stamp 1-053-064-416 ST Tax \$80.00 CO Tax \$40.00

After Recording Return to:
Chicago Land Agency Services
1620 W Belmont Ave
Chicago IL 60657

Instrument Prepared by:
Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48084
Licensed in IL, Bar ID No.
6280331

Order Number:
ST2000005-DX1

Mail Tax Statements To:
Benjamin Payne
1930 South 18th Ave.
Maywood, IL 60153

Tax Parcel ID:
15-15-314-022-0000

1505 N. Linder Ave
Chicago, IL
60651

SPECIAL WARRANTY DEED

Dated this 6 day of May, 2020. WITNESSETH, that U.S. BANK TRUST NATIONAL ASSOCIATION, not in its individual capacity but solely as owner trustee for VRMTG Asset Trust, whose address is c/o Selene Finance, 9900 Richmond Avenue, #400, Houston, TX 77042, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of EIGHTY THOUSAND (\$80,000.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged, does hereby convey and confirm unto BENJAMIN PAYNE, an unmarried person, whose address is 1930 South 18th Avenue, Maywood, IL 60153, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in the County of Cook, State of Illinois, commonly known as 1930 South 18th Avenue, Maywood, IL 60153, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel No: 15-15-314-022-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to all easements, restrictions and conditions of records and general real estate taxes for all subsequent years.

VILLAGE OF MAYWOOD

\$ 320.00

Danisha Wilson 5/22/20
State Transfer Tax Paid

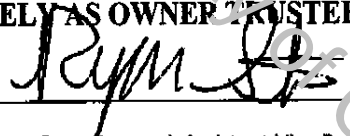
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AND the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land, and that GRANTOR will only warrant and forever defend the right and title to the above described property unto the said GRANTEE against the claims of those persons claiming by, through or under GRANTOR, but not otherwise.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

Grantor:
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

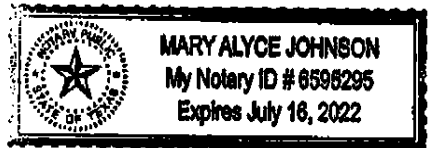

By: Ryan Steward, Assistant Vice President

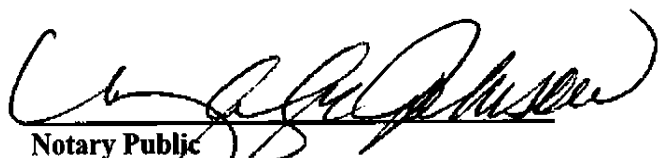
For Selene Finance, LP, its attorney in fact

STATE OF TEXAS)
)
COUNTY OF HARRIS) ss.

I, Mary Alyce Johnson, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Ryan Steward, Assistant Vice President, on behalf of Selene Finance LP, 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 acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand official seal this 6 day of May 2020.




Notary Public
My commission expires: July 16, 2022

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EXHIBIT A LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

LOT 34 (EXCEPT THE NORTH 80 FEET) IN BROADVIEW ESTATE ADDITION TO MAYWOOD IN THE WEST 1/2 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

15-15-314-022-0000

Property of Cook County Clerk's Office