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Doc#: 2018922063 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/07/2020 11:10 AM Pg: 1 of 7

Dec ID 20200501687591

Commitment Number: 200042086
Seller's Loan Number: 7600354099-23879808

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To: REO Acquisition I, LLC: 2001 Ross Ave, Suite 2800, Dallas, TX
75201

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
22-28-205-015-0000, 22-28-205-023-0000 and 22-28-205-025-0000

QUITCLAIM DEED

Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, Not Individually but as Trustee for Carlsbad Funding Mortgage Trust, whose mailing address is c/o Kushmore Loan Management Services LLC, 15480 Laguna Canyon Rd., Ste 100, Irvine, CA 92618, hereinafter grantor, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants and quitclaims to REO Acquisition I, LLC, hereinafter grantee, whose tax mailing address is 2001 Ross Ave, Suite 2800, Dallas, TX 75201, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

PARCEL 1: LOT 15 (EXCEPT THAT PART THEREOF LYING SOUTH OF A LINE DRAWN FROM A POINT IN THE EAST LINE, 45 FEET SOUTH OF THE NORTH EAST CORNER, TO THE NORTH WEST CORNER OF SAID LOT 15), AND ALL OF LOT 16 IN D. KANDICH'S HILLCREST ESTATE, A SUBDIVISION OF ALL THAT PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 28, LYING NORTHERLY OF THE

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CENTER LINE OF MCCARTHY ROAD, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: LOT 15 (EXCEPT THAT PART LYING NORTH OF A LINE DRAWN FROM A POINT IN THE EAST LINE 45 FEET SOUTH OF THE NORTH EAST CORNER TO THE NORTH WEST CORNER OF SAID LOT 15 AND EXCEPT THAT PART THEREOF LYING SOUTH A LINE DRAWN FROM THE SOUTH EAST CORNER TO A POINT IN THE WEST LINE, SAID POINT BEING 35 FEET NORTHWESTERLY, AS MEASURED ALONG THE LOT LINE, FROM THE SOUTH WEST CORNER OF SAID LOT 15) IN D. KANDICH'S HILLCREST ESTATES, A SUBDIVISION OF ALL OF THAT PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 28, LYING NORTHERLY OF THE CENTER LINE OF MCCARTHY ROAD, ALL IN TOWNSHIP 27 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Commonly known as 11930 WALKER RD., LEMONT, IL 60439 P.I.N. 22-28-205-015-0000, 22-28-205-023-0000 AND 22-28-205-025-0000

Property Address is: 11930 WALKER ROAD, LEMONT, IL 60439

Prior instrument reference: **1902213150**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

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Executed by the undersigned on April 8, 2020:

Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, Not Individually but as Trustee for Carlsbad Funding Mortgage Trust, by Rushmore Loan Management Services LLC, as attorney in fact

By: *[Signature]*

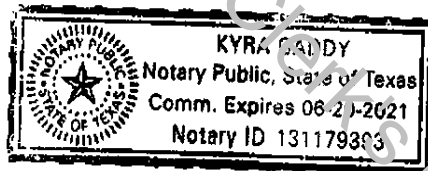
Name: Cari A. Hartmann

Its: AVP

STATE OF TEXAS
COUNTY OF Kyle Gaddy DALLAS

The foregoing instrument was acknowledged before me on April 8th, 2020 by Cari Hartmann its AVP on behalf of **Rushmore Loan Management Services LLC, as attorney in fact for Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, Not Individually but as Trustee for Carlsbad Funding Mortgage Trust**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public



Office

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph E Section 31-45, Property Tax Code.

Date: 5-26-2020



Buyer, Seller or Representative

Alyssa Bresnay

Property of Cook County Clerk's Office

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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 land trust is either a natural person, and 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.

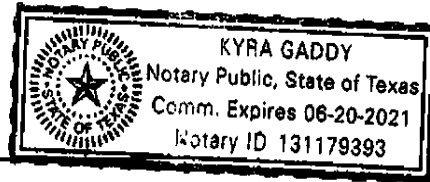
Dated April 8, 2020

[Signature] Cari A. Hartmann AVP
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Cari Hartmann
this 8th day of April,
2020

NOTARY PUBLIC

[Signature]



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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

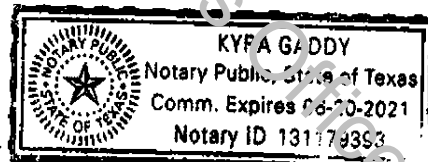
Date April 8th, 2020

[Signature] Cari Hartmann, AVP
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Cari Hartmann
This 8th day of April,
2020

NOTARY PUBLIC

[Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of 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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PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

Pennsylvania
STATE OF ~~ILLINOIS~~)
COUNTY OF Allegheny)

Michael J. Webb, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 1400 Cherrington Parkway Moon Twp PA 15108.
Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. One of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involved any new streets or easements of access.
 - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 - 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or an / lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2)
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____

C. The division does not meet any of the above criteria and must have county approval (page 2).
Legal description prepared by: _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me HEATHER L. BURROUGHS
this 27 day of May, 2020.

Heather L. Burroughs Signature of Notary Public
Michael J. Webb Signature of Affiant

Commonwealth of Pennsylvania - Signature of Notary Public
Heather L. Burroughs, Notary Public
Allegheny County
My commission expires March 13, 2022
Commission number 1328277
Member, Pennsylvania Association of Notaries

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For exemptions requiring approval:

Plat officer approval is required and attached.

Plat officer approval is not required because parcel is located wholly within municipal limits of _____, which does not require plat office review.

Agricultural exemption certificate attached.

Signature of Affiant

For municipal approval:

If the property is located within a municipality (or 1.5 miles of it), local ordinances may apply. If exception 9 is used, it is required that this land division be reviewed and approved by the participating municipality. Each municipality has five (5) business days to review deed(s) and return. If the five-day limit expires, Maps & Plats will process the deed upon proof of date submitted to municipality.

Date submitted to municipality(s) _____ Municipality jurisdiction
 County jurisdiction

Municipality (s) with jurisdiction: _____

Planning official's signature Printed name Date

Planning official's signature Printed name Date

Property of Cook County Clerk's Office