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Doc#: 2024862089 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/04/2020 04:22 PM Pg: 1 of 3

Mail Tax Statements To:
Miguel Tenemaza
3355 N. Hamlin
Chicago, IL 60618

Dec ID 20200701625579
ST/CO Stamp 2-139-229-920 ST Tax \$57.50 CO Tax \$28.75
City Stamp 0-238-694-112 City Tax: \$603.75

This Instrument Prepared by
Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Return To:
Miguel Tenemaza
3355 N. Hamlin
Chicago, IL 60618

File: 101-10226048

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 23 day of June, 2020, by and between WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A, whose mailing address is 1600 S Douglass Road, Suite 130A, Anaheim, CA 92806, hereinafter called GRANTOR, grants to MIGUEL TENEMAZA and OSCAR PLAZA, as tenants in common, whose address is 3355 N. Hamlin Ave, Chicago, IL 60618, 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 \$57,500.00 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 24 IN BLOCK 3 IN SUBDIVISION OF BLOCKS 3 AND 4 IN SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS..

P.I.N.: 16-04-325-032-0000

Property Address: 5422 West Rice Street, Chicago, IL 60651

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 UPLAND MORTGAGE LOAN TRUST A
By: CARRINGTON MORTGAGE SERVICES, LLC, as Attorney in Fact

By: [Signature] JUN 23 2020
Stacy Behan

Name/Title: 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 UPLAND MORTGAGE LOAN TRUST A, who are personally known to me or have produced _____ as identification and who signed this instrument willingly.

See Attached

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.

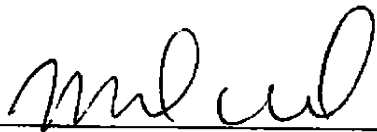
State of California
County of Orange

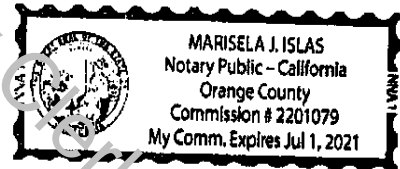
On June 23, 2020 before me, Marisela J. Islas Notary Public
(insert name and title of the officer)

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)



Orange County
Notary's Office