

# UNOFFICIAL COPY



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Doc# 2026117038 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/17/2020 12:40 PM PG: 1 OF 4

This Document Prepared By:

Potestivo & Associates, P.C.

Carin Wolkenberg

223 W Jackson Blvd., Suite 610

Chicago, Illinois 60606

After Recording Return To:

GR8 Spirit LLC

506 San Augusto Terrace

Sunnyvale, CA 94085

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 11 day of February, 2020, between WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-OSI, whose mailing address is c/o PHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, NJ 08054, hereinafter ("Grantor"), and GR8 SPIRIT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, whose mailing address is 506 San Augusto Terrace, Sunnyvale, CA 94085, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of COOK and State of Illinois and more particularly described on Exhibit A and known as 7516 South Rhodes Avenue, Chicago, IL 60619.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

Grantor 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 Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

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.

REAL ESTATE TRANSFER TAX 07-Aug-2020



COUNTY: 21.75  
ILLINOIS: 43.50  
TOTAL: 65.25

20-27-402-026-0000 | 20200201618624 | 1-432-649-440

S ✓  
P 4  
S ✓  
M ✓  
SC ✓  
E ✓  
INT ✓

RECORD 2ND

# UNOFFICIAL COPY

Executed by the undersigned on February 11, 2020:

GRANTOR:  
WELLS FARGO BANK, NATIONAL  
ASSOCIATION, SUCCESSOR BY MERGER TO  
WELLS FARGO BANK MINNESOTA, NATIONAL  
ASSOCIATION, AS TRUSTEE F/K/A NORWEST  
BANK MINNESOTA, NATIONAL ASSOCIATION,  
AS TRUSTEE FOR STRUCTURED ASSET  
SECURITIES CORPORATION MORTGAGE LOAN  
TRUST 2007-OSI

BY ITS ATTORNEY-IN-FACT PHH MORTGAGE  
CORPORATION

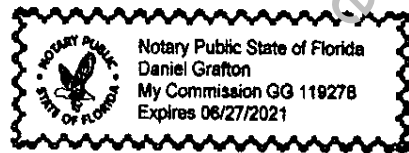
BY: Samuel E Moreno Jr 2/11/2020  
Name: Samuel E Moreno Jr  
Title: Contract Management Coordinator

STATE OF FLORIDA |  
COUNTY OF PALM BEACH | SS

The foregoing instrument was acknowledged before me by means of  physical presence of [ ] online notarization, this 11 day of February, 2020, by Samuel E Moreno Jr as Contract Management Coordinator for PHH MORTGAGE CORPORATION AS ATTORNEY-IN-FACT FOR WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-OSI, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[Signature]  
Signature of Notary Public

Name of Notary Public: Daniel Grafton  
Notary Commission Expiration Date: \_\_\_\_\_  
Personally Known:   
OR Produced Identification:



SEND SUBSEQUENT TAX BILLS TO:  
GR8 Spirit LLC  
506 San Augusto Terrace  
Sunnyvale, CA 94085  
POA recorded simultaneously herewith

REAL ESTATE TRANSFER TAX		25-Jun-2020
CHICAGO:		326.25
CTA:		130.50
<b>TOTAL:</b>		<b>456.75 *</b>



20-27-402-026-0000 | 20200201618624 | 0-696-658-656

\* Total does not include any applicable penalty or interest due.

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**Exhibit A**  
**Legal Description**

LOT 8 IN BLOCK 2 IN WAKEFORD FIFTH ADDITION, BEING BENJAMIN F. CRAWFORD'S SUBDIVISION OF THE EAST 503 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER LYING NORTH OF THE SOUTH 90 RODS THEREOF OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-27-402-026-0000

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**COOK COUNTY  
RECORDER OF DEEDS**

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## Exhibit B Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property

Property of Cook County Clerk's Office