

UNOFFICIAL COPY

Doc#: 2102112041 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/21/2021 10:58 AM Pg: 1 of 3

Dec ID 20201201689854

City Stamp 0-963-573-728

SPECIAL WARRANTY DEED (Title Conveyance)

THIS DEED, made this 9 day of December, 2019 between

Carrington Mortgage Services, LLC whose legal address is 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 ("Grantor")

and

Secretary of Housing and Urban Development, his/her Successors and Assigns, whose address is c/o Information Systems Networks, Corp., (ISN) Shepherd Mall Office Complex, 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107 ("herein referred to as Grantee")

WITNESSTH, that said Grantor, for an in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Cook County, State of Illinois, and which is legally described as follows:

Lot 13 in Block 1 in the subdivision of Blocks 13, 14, 15, and 16 in subdivision by the L.C Freer (Receiver) of the West 1/2 of the Northeast 1/4 of Section 22, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

Also known by street and number as: 1217 S. Robin Ave., Chicago, IL 60623

Property Index:

16-22-201-011-0000

TOGETHER with all and singular hereditaments and appurtenances there unto belonging, or in any way appertaining; and all the estate, right, title, interest, claim and demand whatsoever of said Grantor, in and to said property with the hereditaments and appurtenances.

Grantor also assigns and transfers to the Grantee herein all of said Grantor's claims and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property herein above described and which liens were heretofore foreclosed.

TO HAVE AND TO HOLD said property above bargained and described with the appurtenances, unto said Grantee and his successors in such office, as such, and his or their assigns forever. Said Grantor warrants the title to said property against the claims of any and all persons claiming or who claim the same or any part thereof by, through or under Grantor.

IN WITNESS WHEREOF, Grantor hath caused its corporate name to be hereunto subscribed by its authorized representative, thereunto duly authorized by its Board of Directors.

Dated: **DEC 09 2019**

Carrington Mortgage Services, LLC

By: [Signature]
Title: Leixy Sosa

Post Foreclosure Manager

State of _____ }
County of _____ } ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____ as _____ of Grantor.

WITNESS my hand and official seal

Signature _____ (Seal)

My Commission Expires: _____

Drafted by/Return to:
Randall S. Miller & Associates, LLC
120 N. LaSalle St., Suite 1140
Chicago IL 60617
18IL00017-1

Tax Exempt Pursuant to Paragraph L, Section 4, of the Real Estate Transfer Tax Act.

I hereby declare that the attached deed represents a transaction EXEMPT UNDER PROVISIONS OF PARAGRAPH L, SECTIONS 4, REAL ESTATE TRANSFER ACT.

DATE: 12/19/20
[Signature]

REAL ESTATE TRANSFER TAX

21-Dec-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

Mail Tax Bills to:

Secretary of Housing and Urban Development
2401 NW 23rd Street, Suite 1D
Oklahoma, OK 73107

16-22-201-011-0000 | 20201201689854 | 0-963-573-728

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

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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.

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On December 9, 2019 before me, Rosa Brass, Notary Public, personally appeared, Letxy Sosa, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

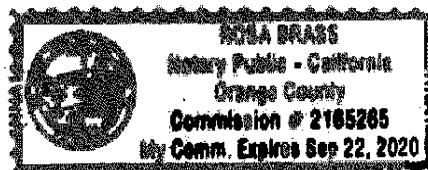
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)

Rosa Brass



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

Revised SWD

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section of a separate acknowledgment form must be properly completed and attached to the document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ✦ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ✦ Indicate title or type of attached document, number of pages and date.
 - ✦ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

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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 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 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 12/14, 2020

Signature: _____

Grantor or Agent

Subscribed and sworn to before me

By the said Andrew Vatterott

This 18th day of December, 2020

Notary Public Andrew Vatterott

OFFICIAL SEAL
ANDREW VATTEROTT
NOTARY PUBLIC, STATE OF ILLINOIS
COOK COUNTY
MY COMMISSION EXPIRES 11/17/2021

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 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.

Date 12/21, 2020

Signature: _____

Grantee or Agent

Subscribed and sworn to before me

By the said Andrew Vatterott

This 18th day of December, 2020

Notary Public Andrew Vatterott

OFFICIAL SEAL
ANDREW VATTEROTT
NOTARY PUBLIC, STATE OF ILLINOIS
COOK COUNTY
MY COMMISSION EXPIRES 11/17/2021

Note: Any person who knowingly submits a false statement concerning the identity of a **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.)