

# UNOFFICIAL COPY

**Return To:**

Honeybadgers Holdings LLC  
8416 Mystic Night Ave  
Las Vegas, NV 89143

**This Instrument Prepared by**

Timothy P. McHugh, LTD.  
360 West Butterfield #300  
Elmhurst, IL 60126

**Mail Tax Statements To:**

Honeybadgers Holdings LLC  
8416 Mystic Night Ave  
Las Vegas, NV 89143

File: 101-10301005



Doc# 2109722029 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/07/2021 11:32 AM PG: 1 OF 4

This space for recording information only

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 25 day of FEBRUARY, 2021, by and between WILMINGTON SAVINGS FUND SOCIETY, FSB, as trustee of Stanwich Mortgage Loan Trust A, whose mailing address is 1600 S Douglas Road, Suite 130A, Anaheim, CA 92806, hereinafter called GRANTOR, grants to HONEYBADGERS HOLDINGS LLC, whose address is 8416 Mystic Night Ave Las Vegas, NV 89143, 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 \$31,000.00 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:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

P.I.N.: 20-19-336-044-0000

Property Address: 2004 West 70th Place, Chicago, IL 60636

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.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said premises, with all rights and privileges attached thereto unto the said Grantee and Grantee's successors and assigns forever. Grantor covenants with the Grantee that the Grantor is now seized in fee simple absolute of said premises; that the Grantor has full power to

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convey same; 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 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 Stanwich Mortgage Loan Trust A  
By: CARRINGTON MORTGAGE SERVICES, LLC, as Attorney in Fact

By: [Signature]

Name/Title: Tom Grant, EVP of Debt  
for Carrington Mortgage Services, LLC, Attorney in Fact

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this \_\_\_\_\_, 2021, by \_\_\_\_\_, who is the/a \_\_\_\_\_ of CARRINGTON MORTGAGE SERVICES, LLC, as attorney in fact for WILMINGTON SAVINGS FUND SOCIETY, FSB, as trustee of Stanwich Mortgage Loan Trust A, who are personally known to me or have produced \_\_\_\_\_ as identification and who signed this instrument willingly.

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

See Attached

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.

### REAL ESTATE TRANSFER TAX

07-Apr-2021



**CHICAGO:** 232.50  
**CTA:** 93.00  
**TOTAL:** 325.50 \*

20-19-336-044-0000 | 20210301668933 | 1-571-390-992

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

### REAL ESTATE TRANSFER TAX

07-Apr-2021



**COUNTY:** 15.50  
**ILLINOIS:** 31.00  
**TOTAL:** 46.50

20-19-336-044-0000 | 20210301668933 | 1-239-112-208

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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 )

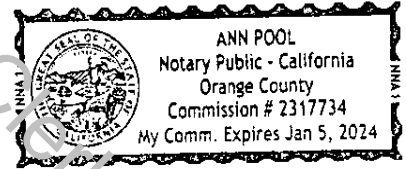
On February 25, 2021 before me, Ann Pool - Notary Public  
(insert name and title of the officer)

personally appeared Tom Craft  
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 *Ann Pool* (Seal)



Property Clerk's Office

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## EXHIBIT A

LOT 642 IN ALLERTON'S ENGLEWOOD ADDITION IN THE SOUTHWEST 1/4 OF SECTION 19,  
TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

Commonly known as 2004 West 70<sup>th</sup> Place, Chicago, IL 60636  
Permanent Index No. 20-19-336-044-0000

Property of Cook County Clerk's Office