

UNOFFICIAL COPY

Doc#: 2110607467 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/16/2021 12:27 PM Pg: 1 of 8

Dec ID 20210401694109
ST/CO Stamp 0-795-736-592
City Stamp 1-332-607-504

Recording requested by:
Katharine Burkhalter, Attorney at Law retained by:
Orion Financial Group, Inc.
2860 Exchange Blvd., Suite 100
Southlake, TX 76092

and when recorded, please return this deed to:
Orion Financial Group, Inc.
2860 Exchange Blvd., Suite 100
Southlake, TX 76092

Mail Tax Statements to Grantee:
PAULETTE WADLINGTON (IN SEVERALTY)
PO BOX 497613,, Chicago IL 60649

Above reserved for official use only

SPECIAL WARRANTY DEED

THE GRANTOR: BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, AS TRUSTEE FOR VENDEE MORTGAGE TRUST 1992-1 whose address is 1600 South Douglass Rd, Suite 200-A, Anaheim CA 92806 FOR A VALUABLE CONSIDERATION, in the amount of TEN AND NO/100 DOLLARS (\$10.00) in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and SPECIALLY WARRANTS to PAULETTE WADLINGTON (IN SEVERALTY) ("Grantee"), whose address is PO BOX 497613,, Chicago IL 60649 (Grantee's Address) all right, title, interest and claim to the following real estate in the County of Cook, State of Illinois with the following legal description:

SEE ATTACHED EXHIBIT A

DEED IS BEING MADE TO CONSUMMATE AN INSTALLMENT CONTRACT FOR SALE OF REAL ESTATE BETWEEN THE PARTIES, DATED 12/3/1991 Parcel ID No.: 21304180320000 Property Address: 7851 SOUTH SHORE, UNIT B, CHICAGO, IL, 60649

Prior deed reference: RECORDED PRIOR DEED FROM SECRETARY OF VETERANS AFFAIRS RECORDED 9/17/1992 AS 92690576.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.



WADLINGTON VDT *16174397*

7000113176

IL Cook

CMS/WD/ROLC

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RETURN TO: Katherine Burkhalter, Attorney at Law retained by:
Orion Financial Group, Inc.
2860 Exchange Blvd., Suite 100
Southlake, TX 76092

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

Property Address: Property Address: 7851 SOUTH SHORE, UNIT B, CHICAGO, IL, 60649

JAN 12 2018

EXECUTED this
BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, AS TRUSTEE FOR VENDEE
MORTGAGE TRUST 1992-1
By Carrington Mortgage Services, LLC as Attorney in Fact

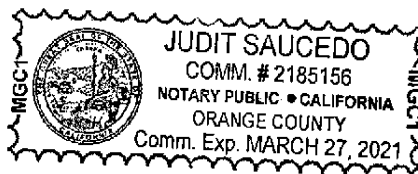

Chris Lechtanski, A/P of Default
for Carrington Mortgage Services, LLC, Attorney in Fact

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 JAN 12 2018 before me, Judit Saucedo, Notary Public, personally appeared Chris Lechtanski, 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.


Notary Public, Judit Saucedo
My commission expires: MAR 27 2021



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RETURN TO: Katherine Burkhalter, Attorney at Law retained by:
Orion Financial Group, Inc.
2860 Exchange Blvd., Suite 100
Southlake, TX 76092

MUNICIPAL TRANSFER STAMP (If Required)

NAME & ADDRESS OF PREPARER:
C. R. HALL
Orion Financial Group, Inc.
2860 Exchange Blvd., Suite 100
Southlake, TX 76092

COUNTY/ILLINOIS TRANSFER STAMP (If Required)

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

Date: JAN 12 2018
[Signature] Chris Lechtanski, AVP of Default
for Carington Mortgage Services, LLC, Attorney in Fact
Buyer, Seller or Representative

This document must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

16174397

IL Cook

7000113176

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 11-Apr-2021





CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

21-30-418-032-0000 | 20210401694109 | 1-332-607-504

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

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REAL ESTATE TRANSFER TAX	11-Apr-2021
	
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00
20210401694109 0-795-736-592	
21-30-418-032-0000	

Property of Cook County Clerk's Office

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Exhibit A

THAT PART OF LOT 175 (EXCEPT THE NORTHWESTERLY 31 FEET 6 INCHES THEREOF) IN DIVISION NUMBER 1 IN WESTFALL'S SUBDIVISION OF 208 ACRES, BEING IN THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID NORTHWESTERLY 31 FEET 6 INCHES OF SAID LOT 175 (WHICH IS 55 FEET 9-1/8 INCHES NORTHEASTERLY OF THE SOUTHWESTERLY LINE THEREOF): RUNNING THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 68 FEET 6 INCHES TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 175 WHICH IS 55 FEET 7 3/8 INCHES NORTHEASTERLY OF THE SOUTHERLY CORNER THEREOF: THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF SAID LOT 175, 17 FEET 8-1/2 INCHES; THENCE NORTHWESTERLY 68 FEET 6 INCHES MORE OR LESS TO A POINT IN THE SOUTHEASTERLY LINE OF SAID NORTHWESTERLY 31 FEET 6 INCHES OF SAID LOT 175; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF SAID NORTHWESTERLY 31 FEET 6 INCHES OF SAID LOT 175, 17 FEET 9-3/8 INCHES TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THIS IS A 2-STORY BRICK TOWNHOUSE.

C/K/A 7851 SOUTH SHORE, UNIT B, CHICAGO, ILLINOIS 60649

TAX I.D. #21304180320000

16174397

Cook County, IL

CMS/WD/ROLC

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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 and hold title to real estate under the laws of the State of Illinois.

Dated JAN 12 2018
Signature: [Signature] (Grantor or Agent)
Chris Lechtanski, AVP of Default
for Carrington Mortgage Services, LLC, Attorney in Fact

Subscribed and sworn to before me by the

Said

this ____ day of

20 ____

____ (Notary Public)

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 and hold title to real estate under the laws of the State of Illinois.

Dated NOVEMBER 8, 2019
Signature: [Signature] (Grantee or Agent)

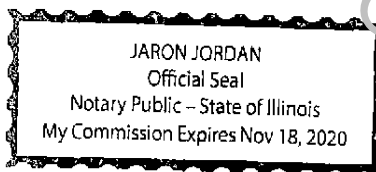
Subscribed and sworn to before me by the

said GRANTEE OR AGENT

this 8TH day of NOVEMBER

20 19.

[Signature] (Notary Public)



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.]

UNOFFICIAL COPY

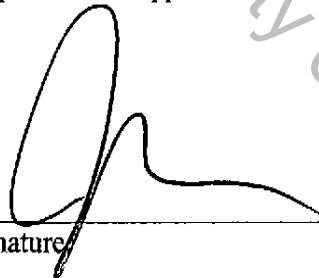
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA JURAT

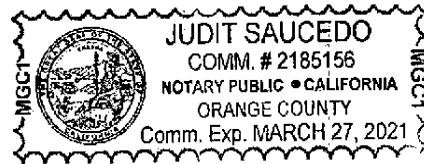
State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this 12th day of January 2018,
by Chris Lechtanski, proved to me on the basis of satisfactory evidence to be
the person who appeared before me.



Signature



(Notary Seal)

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT	
_____ (Title or description of attached document)	
_____ (Title or description of attached document continued)	
Number of Pages _____	Document Date _____
_____ (Additional information)	

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the content of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- 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 jurat form.
 - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document