

UNOFFICIAL COPY

PREPARED BY:
Codilis & Associates, P.C.
Jennifer Moses, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

Doc#: 2111301291 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/23/2021 09:42 AM Pg: 1 of 2

Dec ID 20210401697852
ST/CO Stamp 1-220-130-320 ST Tax \$95.00 CO Tax \$47.50
City Stamp 0-146-388-496 City Tax: \$997.50

MAIL TAX BILL TO:

Kamoru Folorunsho
2550 W. Farwell Avenue
Chicago, IL 60645

MAIL RECORDED DEED TO:

Crystal Siver, Esq.
Crystal Siver Law
1155 Willow Lane
Northbrook, IL 60052-3813

210297300782

SPECIAL WARRANTY DEED

THE GRANTOR, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, of 9990 Richmond Avenue, South, Ste. 400S Houston, TX 77042, a corporation organized and existing under the laws of Texas, for and in consideration of Ninety Five Thousand Dollars (\$95,000.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Kamoru Folorunsho, of 2550 W. Farwell Avenue Chicago, IL 60645, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NO. 11 IN RIDGE ESTATES CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24794964, AS AMENDED FROM TIME TO TIME, IN SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 11-30-314-013-1011
PROPERTY ADDRESS: 7351 N Ridge Blvd., Unit 2B, Chicago, IL 60645

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable; any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

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Special Warranty Deed - *Continued*

Dated this March 30, 2021

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust,
not individually but as trustee for Pretium Mortgage
Acquisition Trust

By: [Signature]
Selene Finance LP as Attorney in Fact
Rory Hyde

STATE OF Utah)
COUNTY OF Salt Lake) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, Rory Hyde, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust by Selene Finance LP as Attorney in Fact, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this March 30, 2021
SB Shalyce Brown
Notary Public
My commission expires: 02/15/2022

Exempt under the provisions of paragraph _____
Section 4, of the Real Estate Transfer Act _____ Date
_____ Agent.

PRIOR INSTRUMENT REFERENCE: 2036525020

