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2/2



Return To:

Nick Lagattuta
1515 Woodfield Rd, #880
Schaumburg, IL 60173

This Instrument Prepared by

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

Mail Tax Statements To:

Eric Weisheit
1856 West Crescent Ave
Park Ridge, IL 60068

File: 101-10321057

Doc# 2121822021 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/06/2021 10:12 AM PG: 1 OF 5

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 13th day of July, 2021, by and between WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A, whose mailing address is 1600 S Douglass Rd Ste 130A, Anaheim, CA 92806, hereinafter called GRANTOR, grants to ERIC WEISHEIT, whose address is 550 Fulton, Chicago, IL 60661, 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 \$580,000.00 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 COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

P.I.N.: 09-34-207-028-0000

Property Address: 1856 West Crescent Avenue, Park Ridge, IL 60068

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 anyway 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

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the Grantor is now seized in fee simple absolute of said premises; that the Grantor has full power to 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 UPLAND MORTGAGE LOAN TRUST A
By Carrington Mortgage Services LLC as attorney in fact

By: _____

Name/Title: (Joseph) Anthony Barragan
Post-Closure Supervisor
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 UPLAND MORTGAGE LOAN TRUST A, who are personally known to me or have produced _____ as identification and who signed this instrument willingly.

See Attached

Notary Public

My commission expires:

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 regulation 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		06-Aug-2021
	COUNTY:	290.00
	ILLINOIS:	580.00
	TOTAL:	870.00
09-34-207-028-0000 20210701695302 1-531-058-960		

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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)

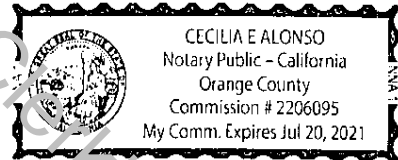
On July 13th, 2021 before me, Cecilia E Alonso / Notary Public
(insert name and title of the officer)

personally appeared Joseph Barragan,
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 _____ (Seal)



Property of Orange County Clerk's Office

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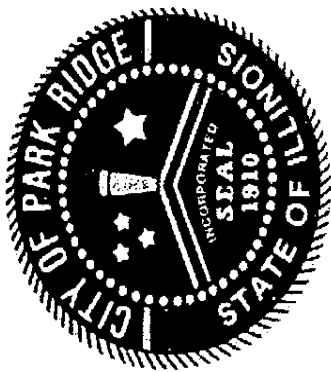
EXHIBIT A

LOT 2 IN HAKEWILL'S RESUBDIVISION OF LOTS 14, 15, 16 AND 17 IN BLOCK 2 IN FEUERBORN AND KLODE'S KENILWORTH WOODS SUBDIVISION OF LOT 5 INS. GREENBAUMS SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF ROAD (EXCEPT THE WEST 4.50 CHAINS OF THE NORTH 13 CHAINS) ACCORDING TO THE PLAT THEREOF RECORDED AS DOC. #17231280 IN COOK

Commonly known as 1856 West Crescent Avenue, PARK RIDGE, IL 60068

Property Index No. 09-34-207-028 0000

Property of Cook County Clerk's Office



CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler Pl Park Ridge, Illinois 60068
p: (847) 318-5222 | transferstamp@parkridge.us | WWW.PARKRIDGE.US

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Certificate # 21-000784

Pin(s)
09-34-207-028-0000

Address
1856 W CRESCENT AVE

*This certificate acts as a receipt that the above-mentioned party
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax Date
\$1,160.00 07/15/2021

X *Joseph C. Gilmore*

Joseph C. Gilmore
City Manager

Property of Cook County Clerk's Office