

2024

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2125622031D

SPECIAL WARRANTY DEED

Doc# 2125622031 Fee \$88.00

Mail to:

LD CAPITAL, LLC
939 N. Plum Grove Rd, Ste C
Schaumburg, IL 60173

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/13/2021 03:38 PM PG: 1 OF 3

Grantees Address and Send subsequent tax bills to:

LD CAPITAL, LLC
939 N. Plum Grove Rd, Ste C
Schaumburg, IL 60173

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this 20 day of July, 2021, between **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT1, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT1**, created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of New Jersey, party of the first part, and **LD CAPITAL, LLC, an Illinois Limited Liability Company**, party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors, by these presents does GRANT, SELL, CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all the following described real estate, situated in the County of **COOK** and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

P.I.N. (S): 13-21-402-023-0000

ADDRESS(ES): 5035 W EDDY ST, CHICAGO, IL 60641

REAL ESTATE TRANSFER TAX 13-Sep-2021



| | |
|-----------------|------------|
| CHICAGO: | 1,582.50 |
| CTA: | 633.00 |
| TOTAL: | 2,215.50 * |

REAL ESTATE TRANSFER TAX 13-Sep-2021



| | |
|------------------|--------|
| COUNTY: | 105.50 |
| ILLINOIS: | 211.00 |
| TOTAL: | 316.50 |

13-21-402-023-0000 | 20210601683912 | 2-095-406-864

13-21-402-023-0000 | 20210601683912 | 1-892-310-800

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

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its Contract Management Coordinator, (Name) Beonide Durandisse, and attested to by its Contract Management Coordinator, (Name) Carlene Reid, the day and year first above written.

BY: **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT1, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT1** by **ITS ATTORNEY IN FACT PHH MORTGAGE CORPORATION;**

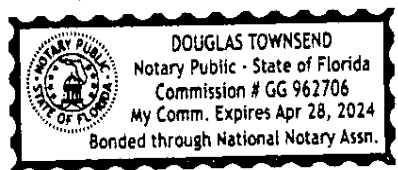
By: Beonide Durandisse 7/20/2021
Contract Management Coordinator
State of Florida)
County of Palm Beach) SS.

Attest: Carlene Reid
Carlene Reid 7/20/2021
Contract Management Coordinator

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Beonide Durandisse, personally known to me to be a Contract Management Coordinator of **PHH MORTGAGE CORPORATION** is attorney in fact for **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT1, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT1** and Carlene Reid, personally known to me to be a Contract Management Coordinator of said company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said company, as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of July, 2021.

by means of physical presence or online notarization



DAT
Notary Public
Douglas Townsend

My commission expires on _____, 20__.

POA recorded simultaneously herewith

This instrument was prepared by Russell C. Wirbicki, 33 W. Monroe St., Suite 1540, Chicago, IL 60603.

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LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK,
STATE OF ILLINOIS, TO HAVE AND TO HOLD FOREVER:

THE WEST $\frac{1}{2}$ OF LOT 5 IN BLOCK 3 IN HIELD AND MARTIN'S ADDISON AVENUE
SUBDIVISION OF THE NORTH $\frac{1}{3}$ OF THE NORTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF
SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. (S): 13-21-402-023-0000

ADDRESS(ES): 5035 W EDDY ST, CHICAGO, IL 60641

Property of Cook County Clerk's Office