

UNOFFICIAL COPY

Doc#: 2136146224 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/27/2021 02:06 PM Pg: 1 of 3

Dec ID 20211201669396
ST/CO Stamp 1-422-006-928 ST Tax \$71.00 CO Tax \$35.50

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg IL 60173

After Recording Return To:
CA HOMES, LLC
PO BOX 27740
Las Vegas, NV 89126

Mail Tax Statements To: CA HOMES, LLC; PO BOX 27740 Las Vegas, NV 89126

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
25 - 29 - 316 - 066 - 0000

SPECIAL WARRANTY DEED

US BANK TRUST N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, whose mailing address is 440 S. LaSalle St., 20th Floor, Chicago IL 60605, hereinafter grantor, for \$71,000.00 (Seventy One Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to CA HOMES, LLC, hereinafter grantee, whose tax mailing address is PO BOX 27740 Las Vegas, NV 89126, the following real property:

FIDELITY NATIONAL TITLE
OC21037928

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THE NORTH 3/4 OF LOT 34 AND THE SOUTH 1/2 OF LOT 35 IN BLOCK 1 IN NATIONAL REALTY ASSOCIATION'S CALUMET HIGHLANDS, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 12512 South Loomis St., Calumet Park, IL 60827

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **Prior reference number to be completed by the county recorder at time of recording.**



REAL ESTATE TRANSFER TAX		20-Dec-2021
COUNTY:		35.50
ILLINOIS:		71.00
TOTAL:		106.50
25-29-316-066-0000		20211201669396 1-422-006-928

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Executed by the undersigned on 12/14/24 :

US BANK TRUST N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, by Fay Servicing LLC, As attorney in fact

By: [Signature]

Name: Michael Brooks

Its: REO Closing Coordinator

Witness: [Signature] Jose Monzon

Witness: [Signature] COURTNEY R HANLON

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me on 12/14/2024, by Michael Brooks its REO Closing Coordinator on behalf of **US BANK TRUST N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, by Fay Servicing LLC, As attorney in fact**, who has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Signature]
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

Date: _____

Buyer, Seller or Representative