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Doc#: 2203521009 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/04/2022 07:23 AM Pg: 1 of 4

FIDELITY NATIONAL TITLE
OC21045845

Dec ID 20220101691932
ST/CO Stamp 2-107-842-960 ST Tax \$146.00 CO Tax \$73.00

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

After Recording Return To:
JGL RE Holdings 3 LLC
600 N Fairbanks Ct., 3207
Chicago, IL 60607

Mail Tax Statements To: JGL RE Holdings 3 LLC; 600 N Fairbanks Ct., 3207 Chicago, IL
60607

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
18 - 24 - 305 - 009 - 0000

SPECIAL WARRANTY DEED

US BANK TRUST NATIONAL ASSOCIATION, 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 \$156,982.35 (One Hundred Fifty Six Thousand Nine Hundred Eighty Two Dollars and Thirty Five Cents) in consideration paid, grants with covenants of special warranty to **JGL RE Holdings 3 LLC**, hereinafter grantee, whose tax mailing address is 600 N Fairbanks Ct., 3207 Chicago, IL 60607, the following real property:

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LOT 7 IN GILBERT AND WOLF'S BRIDGEVIEW GARDENS UNIT NO. 1
SUBDIVISION PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF
SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1949 AS
DOCUMENT NO. 14548890, IN COOK COUNTY, ILLINOIS.

Property Address is: 7059 Roberts Rd., Bridgeview, IL 60455

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: 2110333134

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Executed by the undersigned on 12/27/21 :

US BANK TRUST NATIONAL ASSOCIATION, 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]

Witness: [Signature]

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me on 12/27/21, by Michael Brooks its REO Closing Coordinator on behalf of US BANK TRUST NATIONAL ASSOCIATION, 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

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Property of Cook County Clerk's Office



COUNTY:	73.00
ILLINOIS:	146.00
TOTAL:	219.00

18-24-305-009-0000

| 20220101691932 | 2-107-842-960