

# UNOFFICIAL COPY

Doc#: 2218147270 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/30/2022 03:12 PM Pg: 1 of 6

Dec ID 20220601660900  
ST/CO Stamp 2-078-234-704 ST Tax \$185.00 CO Tax \$92.50

Commitment Number: 220215061  
Seller's Loan Number: 0030973085

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law,  
101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605.

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

SCKL 220215061  
FIDELITY NATIONAL TITLE

Mail Tax Statements To: CLAY PROPERTIES LLC: 1203 E 160<sup>th</sup> PL SOUTH HOLLAND,  
IL 60473

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**29-26-208-022-0000**

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## SPECIAL/LIMITED WARRANTY DEED

**U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WMC2 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC2, whose mailing address is 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, hereinafter grantor, for \$185,000.00 (One Hundred Eighty Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to CLAY PROPERTIES LLC MANAGEMENT GROUP, hereinafter grantee, whose tax mailing address is 1203 E 160<sup>th</sup> PL SOUTH HOLLAND, IL 60473, the following real property:**

**LOT 75 IN HUGUELET'S 3RD ADDITION TO SOUTH HOLLAND, BEING A SUBDIVISION OF PART OF LOTS 2 AND 3 IN VOLBRECHT'S SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 14, EAST OF**

# UNOFFICIAL COPY

**THE THIRD PRINCIPAL MERIDIAN, BOTH LYING NORTH AND WEST OF THORN CREEK, IN COOK COUNTY, ILLINOIS.**

**Commonly Known as 17140 CREGIER AVE SOUTH HOLLAND, IL 60473**

**Property Index No. 29-26-208-022-0000**

Prior instrument reference: \_\_\_\_\_

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.

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.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

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Executed by the undersigned on JUN 16 2022:

**U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WMC2 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC2, By Select Portfolio Servicing, Inc., as Attorney in Fact**

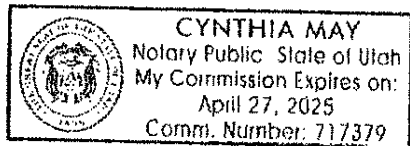
By: [Signature] JUN 16 2022  
Name: Matthew Romrell  
Its: Doc. Control Officer

STATE OF Utah  
COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me on JUN 16 2022. Before me, Cynthia May, a Notary Public of said State and County aforesaid, personally appeared Matthew Romrell its Document Control Officer on behalf of Select Portfolio Servicing, Inc., as Attorney in Fact for **U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WMC2 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC2** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.

✓ Document Control Officer

[Signature]  
Notary Public



# UNOFFICIAL COPY

**MUNICIPAL TRANSFER STAMP**  
**(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP**  
**(If Required)**

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

Date: \_\_\_\_\_

\_\_\_\_\_  
Agent

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

VILLAGE OF SOUTH HOLLAND  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Trevor Nightengale  
Mailing Address: 20200 Governors Hwy, Ste 201-D, Olympia Fields, IL 60461  
Telephone No.: (708) 203-7951  
Attorney or Agent: Renee Kalman  
Telephone No.: N/A  
Property Address: 17140 Cregier Ave  
South Holland, IL 60473  
Property Index Number (PIN): 29-26-208-022-0000  
Water Account Number: 0380086000  
Date of Issuance: 6/23/2022

State of Illinois )  
County of Cook )  
This instrument was acknowledged before  
me on June 23, 2022 by  
Bret A Scott.

VILLAGE OF SOUTH HOLLAND  
By: Michelle R. Waddell  
Deputy Village Clerk or Representative

Bret A Scott  
(Signature of Notary Public)



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

29-Jun-2022



<b>COUNTY:</b>	92.50
<b>ILLINOIS:</b>	185.00
<b>TOTAL:</b>	277.50

29-26-208-022-0000

| 20220601660900

| 2-078-234-704

Property of Cook County Clerk's Office