

UNOFFICIAL COPY

Doc# 2218606286 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/05/2022 01:09 PM Pg: 1 of 4

Dec ID 20220601652305
ST/CO Stamp 0-364-197-968 ST Tax \$830.00 CO Tax \$415.00

FIDELITY NATIONAL TITLE

CALL 220171221

Commitment Number: 220171221
Seller's Loan Number: 0015973738

This instrument prepared by: Carlos Del Rio, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

After Recording Return To:
ServiceLink, LLC
1325 Cherrington Parkway
Coraopolis, PA 15108

Mail Tax Statements To: SAMANTHA WALLACE and BRADLEY WALLACE: 601 FRANKLIN AVENUE, RIVER FOREST, IL 60305

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
15-12-110-008-0000

SPECIAL/LIMITED WARRANTY DEED

U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2004-HE7, ASSET-BACKED CERTIFICATES, SERIES 2004-HE7, whose mailing address is 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, hereinafter grantor, for \$830,000.00 (Eight Hundred Thirty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to SAMANTHA WALLACE and BRADLEY WALLACE, hereinafter grantees, whose tax mailing address is 601 FRANKLIN AVENUE, RIVER FOREST, IL 60305, the following real property:

* WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY
ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK AND STATE OF ILLINOIS BEING KNOWN AND DESIGNATED AS FOLLOWS

LOT 9 AND THE SOUTH 25 FEET OF LOT 8 AND THE NORTH 25 FEET OF LOT 10

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IN BLOCK 2 IN LATHROP'S RESUBDIVISION OF PART OF LATHROP AND SEAVERN'S ADDITION TO RIVER FOREST, A RESUBDIVISION OF ALL THAT PART LYING EAST OF PARK AVENUE, TOGETHER WITH THE EAST 3/5THS OF BLOCK 15 IN SAID LATHROP AND SEAVERN'S ADDITION TO THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 601 FRANKLIN AVENUE, RIVER FOREST, IL 60305

P.I.N. 15-12-110-008-0000

Prior instrument reference: 2207706366

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 grantees 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 14 2022:

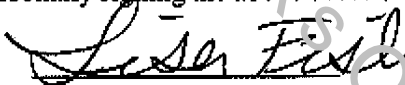
U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2004-HE7, ASSET-BACKED CERTIFICATES, SERIES 2004-HE7, By Select Portfolio Servicing, Inc., as Attorney in Fact

By: 
Name: Conrad Stribakos
Its: DOC. CONTROL OFFICER


STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on JUN 14 2022. Before me, LISA FISH, a Notary Public of said State and County aforesaid, personally appeared Conrad Stribakos Its DOC. CONTROL OFFICER on behalf of Select Portfolio Servicing, Inc., as Attorney in Fact for U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2004-HE7, ASSET-BACKED CERTIFICATES, SERIES 2004-HE7 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
*Personally Known


Notary Public

LISA FISH
Notary Public State of Utah
My Commission Expires on:
July 13, 2025
Comm. Number: 718970

 **VILLAGE OF RIVER FOREST**
Real Estate Transfer Tax
Date 6/23/22 Amount Paid \$830.00

REAL ESTATE TRANSFER TAX		30-Jun-2022
COUNTY:		415.00
ILLINOIS:		830.00
TOTAL:		1,245.00

15-12-110-008-0000 | 20220601652305 | 0-364-197-968

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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