

# UNOFFICIAL COPY



Doc# 2220622016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/25/2022 11:54 AM PG: 1 OF 10

This instrument prepared by: Ross M. Rosenberg, Esq., Admitted to the Bar of Illinois, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103, Phone: (513) 247-9605 Fax: (266) 611-0170.

After Recording, Return To:  
MORTGAGE CONNECT, LP  
600 CLUBHOUSE DRIVE  
MOON TOWNSHIP, PA 15108  
File No. 1953501

Mail Tax Statements To: ALEJANDRO MURILLO and YESENIA N. GARCIA ALDAPE:  
3600 173RD CT. LANSING, IL 60438

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**32-08-402-008-0000**

## SPECIAL/LIMITED WARRANTY DEED

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VII-A, hereinafter grantor, whose tax-mailing address is 3020 OLD RANCH PARKWAY, SUITE 180, SEAL BEACH, CA 90740, for \$175,000.00 (One Hundred Seventy Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to ALEJANDRO MURILLO and YESENIA N. GARCIA ALDAPE, married, hereinafter grantees, whose tax mailing address is 3600 173RD CT. LANSING, IL 60438, the following real property:

**SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

Prior instrument reference: 2135133171 Recorded on 12/17/2021

CITY OF CHICAGO  
HGTS. TRANSFER TAX

700 DOLLS 00 CT

### REAL ESTATE TRANSFER TAX

25-Jul-2022



COUNTY:	87.50
ILLINOIS:	175.00
TOTAL:	262.50

32-08-402-008-0000

| 20220501629813 | 1-356-799-056

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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.

Executed by the undersigned on 5-21, 2022:



**WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VII-A, By American Mortgage Investment Partners Management, LLC as attorney in fact**

**By: RON MCMAHAN  
Its: CEO**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_ by **RON MCMAHAN** the CEO on behalf of American Mortgage Investment Partners Management, LLC as attorney in fact **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VII-A** who is personally known to me or 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.

\_\_\_\_\_  
Notary Public

**See Attached Notary  
Acknowledgement or Jurat**

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ACKNOWLEDGED OUTSIDE THE STATE OF NEW YORK


*A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

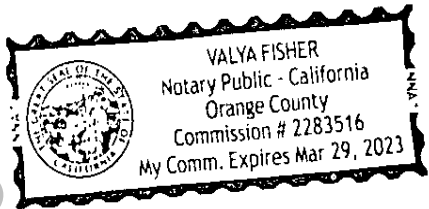
State of California  
County of Orange

On 5/31/2012 before me, Valya Fisher, the undersigned Notary Public, personally appeared Ron McMahan, who proved to me on the basis of satisfactory evidence which was state-issued driver's license, to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity voluntarily as his free act and deed for its stated purpose and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature   
Valya Fisher, Notary Public



Property of Cook County Clerk's Office

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MUNICIPAL TRANSFER STAMP  
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)

Date: 06/22/2022

*Jeremi N. Oum*  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 31, 2022

[Signature]  
Signature of Grantor or Agent

Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

**See Attached Notary  
Acknowledgement or Jurat**

NOTARY PUBLIC \_\_\_\_\_

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
This \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 31, 2022

[Signature]  
Signature of Grantor or Agent

Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

**See Attached Notary  
Acknowledgement or Jurat**

NOTARY PUBLIC \_\_\_\_\_

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date June 22, 2022

[Signature]  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said Grantee  
This 22 day of June,  
2022.

**DENEEN D. BOHANON-SILMON**  
OFFICIAL SEAL  
Notary Public, State of Illinois  
My Commission Expires  
July 28, 2024

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

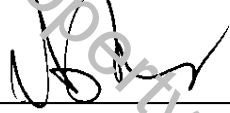
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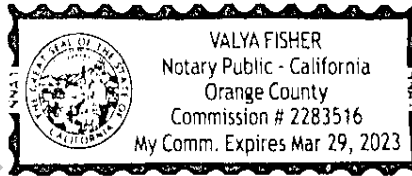
## ACKNOWLEDGED OUTSIDE THE STATE OF NEW YORK

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

Subscribed and sworn to (or affirmed) before me on this 31<sup>st</sup> day of May 2022, by Ron McMahan, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature   
Valya Fisher, Notary Public  
Commission Exp: March 29, 2023



Property of Cook County Clerk's Office

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## EXHIBIT A (LEGAL DESCRIPTION)

The Land referred to herein below is situated in the County of COOK, State of IL, and is described as follows:

**LOT 5 (EXCEPT THE NORTH 84 FEET THEREOF) IN GLEN VIEW SUBDIVISION OF LOTS 1 AND 2 IN CIRCUIT COURT PARTITION OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 9 AND THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE RIGHT OF WAY), IN COOK COUNTY, ILLINOIS.**

**Tax ID: 32-08-402-008-0000**

**PROPERTY ADDRESS 860 COALES ROAD, CHICAGO HEIGHTS, IL 60411**

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## Plat Act Affidavit

STATE OF California )  
 ) SS  
COUNTY OF Orange )


DOCUMENT NUMBER \_\_\_\_\_

I, (Name) Ron McMahan, being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 860 COALES ROAD, CHICAGO HEIGHTS, IL 60411, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyance made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the \_\_\_\_\_ COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SUBSCRIBED and SWORN to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

  
(Signature)

NOTARY: \_\_\_\_\_  
(seal)

**See Attached Notary  
Acknowledgement or Jurat**

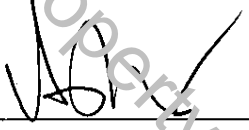
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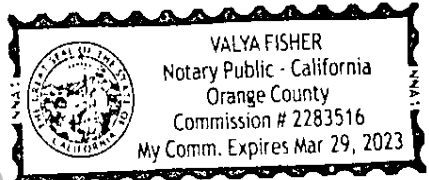
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Signature   
Valya Fisher, Notary Public  
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