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22244150240

Return To:
Hugo A. Ortiz, Esq.
4440 S. Ashland Ave.
Chicago, IL 60609

This Instrument Prepared by
Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:
Yadira Arias and Hector Arias
3500 W. 61st Place
Chicago, IL 60629

File: 101-10414389

Doc# 2224415024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/01/2022 01:45 PM PG: 1 OF 4

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 21st day of July, 2022, by and between Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-RFC1, Asset-Backed Pass-Through Certificates, whose mailing address is 1600 S Douglass Rd Ste 130A, Anaheim, CA 92806, hereinafter called GRANTOR, grants to Yadira Arias and Hector Arias, as Joint Tenants, whose address is 3500 W. 61st Place, Chicago, IL 60629, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wit:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

P.I.N.: 19-01-417-011-0000

Property Address: 4531 S. Fairfield Ave, Chicago, IL 60632

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said premises, with all rights and privileges attached thereto unto the said Grantee and Grantee's successors and assigns forever. Grantor covenants with the Grantee that the Grantor is now seized in fee simple absolute of said premises; that the Grantor has full power to

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convey same; and that Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Wells Fargo Bank, N.A., as Trustee for Carrington
Mortgage Loan Trust, Series 2006-RFC1, Asset-Backed
Pass-Through Certificates
By Carrington Mortgage Services LLC as attorney in fact

By: _____

Name/Title: Joseph Anthony Barragan
Post Foreclosure Supervisor
Carrington Mortgage Services, LLC attorney in fact

STATE OF _____

COUNTY OF _____

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this _____, 2022, by _____, who is the/a _____ of Carrington Mortgage Services LLC as attorney in fact for Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-RFC1 Asset-Backed Pass-Through Certificates, who are personally known to me or have produced _____ as identification and who signed this instrument willingly.

Notary Public
My commission expires:

See Attached

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

REAL ESTATE TRANSFER TAX

01-Sep-2022



CHICAGO: 1,590.00
CTA: 636.00
TOTAL: 2,226.00 *

19-01-417-011-0000 | 20220801618320 | 1-843-862-096

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

01-Sep-2022



COUNTY: 106.00
ILLINOIS: 212.00
TOTAL: 318.00

19-01-417-011-0000 | 20220801618320 | 1-956-125-264

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ACKNOWLEDGMENT

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.

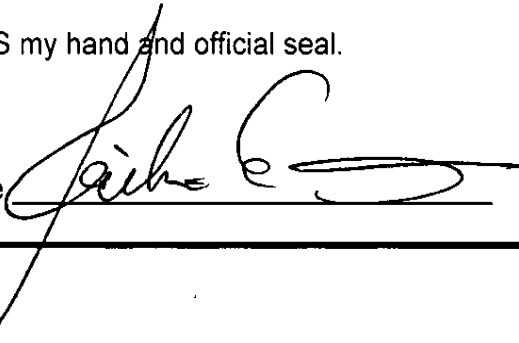
State of California
County of Orange

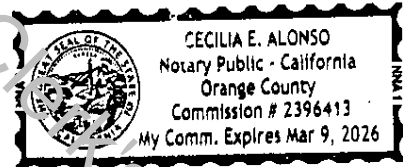
On July 21, 2022 before me, Cecilia E Alonso/ Notary Public
(insert name and title of the officer)

personally appeared Joseph Anthony Barragan,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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  (Seal)



Property of Orange County Clerk's Office

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EXHIBIT A

LOT 18 IN BLOCK 2 IN TYRELL'S SUBDIVISION OF THE WEST 8 3/4 ACRES OF THE NORTH 14 ACRES OF THE SOUTH 42 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office