

UNOFFICIAL COPY

PREPARED BY:

Codilis & Associates, P.C.
Christine Coates, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

Doc#: 2229049012 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/17/2022 09:21 AM Pg: 1 of 2

MAIL TAX BILL TO:

Tyler Swenson

10616 Newbury St
Westchester IL 60154

Dec ID 20221001659514

ST/CO Stamp 1-687-354-960 ST Tax \$322.00 CO Tax \$161.00

MAIL RECORDED DEED TO:

210297341101

SPECIAL WARRANTY DEED

THE GRANTOR, US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, of 75 Beattie Place, Greenville, SC 29601, a corporation organized and existing under the laws of South Carolina, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Tyler Swenson UNMARRIED MAN, of 2222 Mayfair Avenue Westchester, IL 60154, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE NORTHEASTERLY 10 FEET OF LOT 40 (AS MEASURED ALONG THE SOUTHEASTERLY LINE BY 13.33 FEET, AS MEASURED ALONG THE NORTHWESTERLY LINE) AND ALL OF LOT 41 IN BLOCK 10 IN HADRABA AND MANDA'S SUBDIVISION UNIT NO. 2, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; ALSO PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 IN SECTION 29; TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 15-29-226-052-0000

PROPERTY ADDRESS: 10616 Newbury St, Westchester, IL 60154

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois

10.11.22

Special Warranty Deed - *Continued***UNOFFICIAL COPY**Dated this September 26, 2022

US Bank Trust National Association, Not In Its
Individual Capacity But Solely As Owner
Trustee For VRMTG Asset Trust

X By Chris McCormick
NewRez LLC f/k/a New Penn Financial,
LLC d/b/a Shellpoint Mortgage Servicing
as Attorney in Fact

STATE OF Texas)
COUNTY OF Harris) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Chris McCormick, US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as Attorney in Fact personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 9-26-22

Monica M. Byers
Notary Public
My commission expires 12-10-25

Exempt under the provisions of paragraph _____
Section 4, of the Real Estate Transfer Act _____ Date _____
Agent.

