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AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2135763

Doc# 2303706115 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/06/2023 03:12 PM PG: 1 OF 6

NAME AND ADDRESS OF TAXPAYER:
CHASTITY OWENS
3413 WEST 76TH PLACE
CHICAGO, IL 60652

This document prepared by:
Courtney E. Doe, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 19-26-426-012-0000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this JAN 04, 2023 day of 20, by and between **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VII-A**, located at 3020 OLD RANCH PARKWAY, SUITE 180, SEAL BEACH, CA 90740, hereinafter referred to as Grantor(s) and **CHASTITY OWENS, A MARRIED WOMAN**, residing at 3413 WEST 76TH PLACE, CHICAGO, IL 60652, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Fifty Eight Thousand Nine Hundred and 00/100 Dollars (\$258,900.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Cook County, State of IL:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 3413 WEST 76TH PLACE, CHICAGO, IL 60652

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

REAL ESTATE TRANSFER TAX		06-Feb-2023	
	COUNTY:	129.50	
	ILLINOIS:	259.00	
	TOTAL:	388.50	
19-26-426-012-0000	20230101624694	0-335-632-208	

REAL ESTATE TRANSFER TAX		06-Feb-2023	
	CHICAGO:	1,942.50	
	CTA:	777.00	
	TOTAL:	2,719.50 *	

19-26-426-012-0000 | 20230101624694 | 1-039-849-296
* Total does not include any applicable penalty or interest due.

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And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this _____ day of JAN 04 2023, 20____.

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

Name: [Signature]
Title: _____
Name: Deanna Reyna
Title: Asset Manager

POA Recorded in Doc #
2124449230 on 9-1-2021

State of _____
County of _____

This instrument was acknowledged before me on _____ day of _____, 20____ by _____ as _____ of AMERICAN MORTGAGE INVESTMENT PARTNERS MANAGEMENT, LLC, AS ATTORNEY IN FACT FOR WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VII-A.

(Seal) _____
(Signature of Notary Public)

See Attached

Property of Cook County Clerk's Office

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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

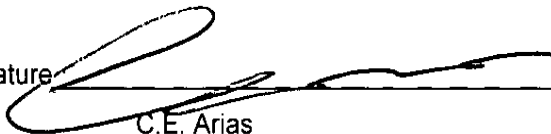
County of Orange

On JAN 04 2023 before me, C.E. Arias, the undersigned Notary Public, personally appeared Deanna Reyna, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

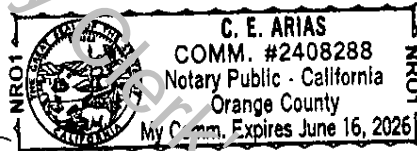
I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature



C.E. Arias



(Seal)

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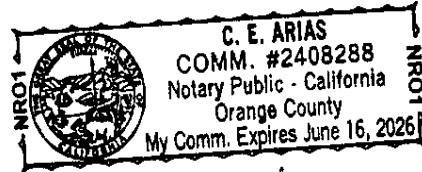
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA JURAT

State of California)
County of Orange)

Subscribed and sworn to (or affirmed) before me on this 4 day
of Jan, 20 23, by Deanna Reyna

proved to me on the basis of satisfactory evidence to be the person(s)
who appeared before me.



Signature [Handwritten Signature]

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

This certificate is attached to a document titled/for the purpose of

containing _____ pages, and dated _____

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

Affiant(s) Thumbprint(s) Describe: _____

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/his knowledge, 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 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 JAN 04 2023, 20__

Signature: [Handwritten Signature]
Grantor, or Agent

Name: Deanna Reyna
Title: Asset Manager

See Attached Notary Jurat
Certificate

Subscribed and sworn to before me by the said _____ this _____, day of _____, 20__

Notary Public
My commission expires: _____

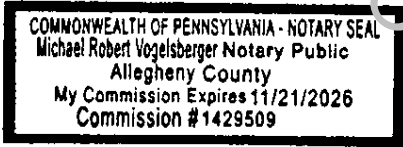
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 Feb 2, 2023

Signature: [Handwritten Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said Renel Swearingen this 2, day of Feb, 2023.

Notary Public
My commission expires: 11-21-2026



Note: Any person who knowingly submits a false statement concerning the identity of a 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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EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT: LOT 12 IN GALLAGHER AND HENRY'S ORCHARD HILL SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 19-26-426-012-0000

PROPERTY COMMONLY KNOWN AS: 3413 WEST 76TH PLACE, CHICAGO, IL 60652

Property of Cook County Clerk's Office