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Doc# 2309034048 Fee \$88.00

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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/31/2023 02:16 PM PG: 1 OF 3

SPECIAL WARRANTY DEED (Illinois)

THIS INDENTURE, made between **U.S. Bank Trust Company, National Association, as Trustee, successor in interest to U.S. Bank National Association, as trustee for the CWBMS Reperforming Loan REMIC Trust Certificates, Series 2005-R3, who acquired title as US Bank National Association, as Trustee for the CWBMS Reperforming Loan REMIC Trust Certificates, Series 2005-R3**, a National Association organized under the laws of the United States, and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **The Open Arm Foundation**, whose tax mailing address is **1215 West 107th Place, Chicago, IL 60643**, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$70,000.00 (Seventy Thousand Dollars and Zero Cents)** in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all interest in the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

The following described real estate in the County of COOK, State of Illinois, to wit:

LOT 19 IN BLOCK 5 IN NATIONAL REALTY ASSOCIATION OF CALUMET HIGHLANDS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel No.: **25-29-321-019-0000**

Property Address is: **12645 S Ashland Ave., Calumet Park, IL 60827**

For title reference see prior Deed dated **3/1/2022** and recorded on **06/16/2022** with the **Cook County Recorder** in Book **N/A**, Page **N/A**, and/or Instrument Number **2216717202**.

SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING, BUILDING LINE

220-IL-V5

12645 S Ashland Ave



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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.

Together with all and singular the hereditaments and appurtenances hereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

The said Grantor has caused this deed to be executed on 15 day of March, 2023.



U.S. Bank Trust Company, National Association, as Trustee, successor in interest to U.S. Bank National Association, as trustee for the CWMBS Reperforming Loan REMIC Trust Certificates, Series 2005-R3, who acquired title as US Bank National Association, as Trustee for the CWMBS Reperforming Loan REMIC Trust Certificates, Series 2005-R3, by Wells Fargo Bank, NA as attorney in fact

By:

Name: BENJAMIN HUBER
Vice President Loan Documentation

Its: _____

Date: 15 day of March, 2023

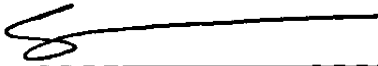
REAL ESTATE TRANSFER TAX		31-Mar-2023
	COUNTY:	35.00
	ILLINOIS:	70.00
	TOTAL:	105.00
25-29-321-019-0000 20230301676486 0-147-691-728		

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State of Iowa

County Dallas

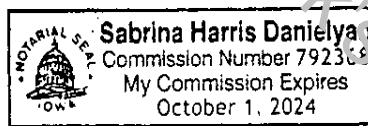
On this 15th day of March, A.D., 20 23 before me, a Notary Public in and for said county, personally appeared Benjamin Huber, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPCO (title) of said **Wells Fargo Bank, NA** as attorney in fact for **U.S. Bank Trust Company, National Association, as Trustee, successor in interest to U.S. Bank National Association, as trustee for the CWMBBS Reperforming Loan REMIC Trust Certificates, Series 2005-R3, who acquired title as US Bank National Association, as Trustee for the CWMBBS Reperforming Loan REMIC Trust Certificates, Series 2005-R3**, by authority of its board of (directors or trustees) and the said(officer's name) Benjamin Huber acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.



(Signature)

(Stamp or Seal)

Notary Public



Prepared by: Sarah Cordell, Esq., Cordell Law LLC, Illinois Bar No. 6305565, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.