

# UNOFFICIAL COPY

Doc#: 2310929091 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/19/2023 11:46 AM Pg: 1 of 5

Dec ID 20230401697170  
ST/CO Stamp 0-454-276-304 ST Tax \$265.00 CO Tax \$132.50  
City Stamp 1-602-647-248 City Tax: \$2,782.50

Commitment Number: 220115872  
Seller's Loan Number: 0021156344

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

After Recording Return To:  
ServiceLink, LLC  
1325 Cherrington Parkway  
Coraopolis, PA 15108

FIDELITY NATIONAL TITLE SCKL220115872

Mail Tax Statements To: ANESHA FULTZ and HUBERT FULTZ: 4168 S DREXEL BOULEVARD 3B, CHICAGO, IL 60653

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**20-02-112-030-1008 & 20-02-112-030-1022**

## SPECIAL/LIMITED WARRANTY DEED

The grantor, **TOWD POINT MORTGAGE TRUST 2017-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE**, whose tax-mailing address is 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, for and in consideration of \$265,000.00 (Two Hundred Sixty Five Thousand Dollars and Zero Cents), hereby grants, bargains, sells, and conveys to the grantee, **ANESHA FULTZ and HUBERT FULTZ**, whose tax mailing address is 4168 S DREXEL BOULEVARD 3B, CHICAGO, IL 60653, all of the following described and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows:

*\* as joint tenants*

**FIDELITY NATIONAL TITLE**

*SCKL 220115872*

*1/182*

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**UNIT 3B AND PARKING SPACE P-6 IN THE 4162-4178 SOUTH DREXEL BLVD. CONDOMINIUM, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**THAT PART OF LOTS 16 TO 24, BOTH INCLUSIVE, (EXCEPT THAT PART TAKEN FOR THE WIDENING AND EXTENSION OF A PUBLIC ALLEY) IN BLOCK 3 IN CHARLES R. STEELE'S RESUBDIVISION OF BLOCK 1 IN BAYARD AND PALMER ADDITION TO THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 03°44'15" EAST ALONG THE EAST LINE THEREOF, 187.11 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE NORTH 89°52'56" WEST, ALONG SAID SOUTH LINE, 80.20 FEET; THENCE NORTH 00°00'00" EAST 23.82 FEET; THENCE NORTHERLY AND EASTERLY 7.85 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 5.00 FEET, AND WHOSE CHORD BEARS NORTH 45°00'00" EAST, A DISTANCE OF 7.07 FEET; THENCE NORTH 90°00'00" EAST 7.00 FEET; THENCE NORTH 00°00'00" EAST 128.33 FEET; THENCE NORTH 90°00'00" WEST 7.00 FEET; THENCE WESTERLY AND NORTHERLY 7.85 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 5.00 FEET, AND WHOSE CHORD BEARS NORTH 45°00'00" WEST, A DISTANCE OF 7.07 FEET; THENCE NORTH 00°00'00" EAST 24.61 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT; THENCE SOUTH 89°49'25" EAST, ALONG SAID NORTH LINE, 68.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;**

**ALSO, THE FOLLOWING DESCRIBED PARCEL**

**THAT PART OF LOTS 16 TO 24 IN BLOCK 3 IN CHARLES R. STEELE'S RESUBDIVISION OF BLOCK 1 IN BAYARD AND PALMER ADDITION TO THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 89°49'25" WEST, ALONG THE NORTH LINE THEREOF, 82.00 FEET; THENCE SOUTH 00°00'00" WEST 49.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90°00'00" EAST 8.00 FEET; THENCE SOUTH 00°00'00" WEST 88.00 FEET; THENCE NORTH 90°00'00" WEST 8.00 FEET; THENCE NORTH 00°00'00" EAST 88.00 FEET TO THE POINT OF BEGINNING**

**WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR 4162-4178 SOUTH DREXEL BLVD. CONDOMINIUM, RECORDED JUNE 29, 2005 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0518032156, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY**

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**ILLINOIS.**

**Property Address is: 4168 S DREXEL BOULEVARD 3B, CHICAGO, IL 60653**

**Prior instrument reference: Doc#. 2205510179**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

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.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

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Executed by the undersigned on FEB 15 2023:

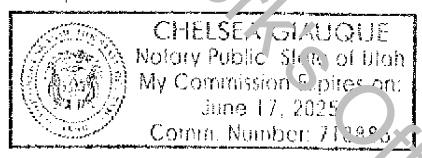
**TOWD POINT MORTGAGE TRUST 2017-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, By Select Portfolio Servicing, Inc., as Attorney in Fact**

By: [Signature] FEB 15 2023  
Name: Terry Boren  
Its: Document Control Officer

STATE OF Utah  
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on FEB 15 2023 by Terry Boren its Document Control Officer on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for TOWD POINT MORTGAGE TRUST 2017-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE** who is personally known to me or has produced n/a 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.

[Signature]  
Notary Public



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**MUNICIPAL TRANSFER STAMP**  
**(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP**  
**(If Required)**

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Agent

Property of Cook County Clerk's Office