

UNOFFICIAL COPY

Doc#: 2312116089 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/01/2023 03:19 PM Pg: 1 of 3

Dec ID 20230401600799
ST/CO Stamp 1-966-703-312 ST Tax \$217.50 CO Tax \$108.75

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg IL 60173

After Recording Return To:
Iyad A Akel
8519 Trevino Way
Lakewood, IL 60014

Mail Tax Statements To: Iyad A Akel; 8519 Trevino Way Lakewood, IL 60014

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
06 - 14 - 420 - 022 - 0000

SPECIAL WARRANTY DEED

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, whose mailing address is 425 South Financial Place, Suite 2000, Chicago, IL 60605, hereinafter grantor, for \$217,350.00 (Two Hundred Seventeen Thousand Three Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Iyad A Akel, hereinafter grantee, whose tax mailing address is 8519 Trevino Way Lakewood, IL 60014, the following real property:

LOT 59 IN WOODLANDS II, BEING A RESUBDIVISION OF THAT PART OF LOT 3 IN DEEKE'S SUBDIVISION OF PART OF EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE 100.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, AFORESAID, IN THE VILLAGE OF STREAMWOOD, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1979 AS DOCUMENT NUMBER 24951086, IN COOK COUNTY, ILLINOIS.

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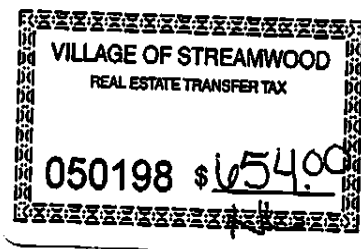
Property Address is: 215 Apple Hill Lane, Streamwood, IL 60107

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 prior to the date the seller acquired title.

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.

Prior instrument reference: **1216145069**



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Executed by the undersigned on 04/06/2023 :

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, by Fay Servicing LLC, As attorney in fact

By: [Signature]

Name: Minaez Brooks

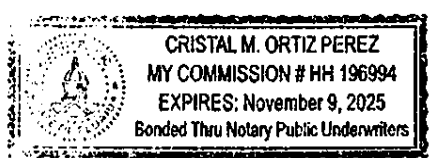
Its: Fed Case

Witness: [Signature]

Witness: [Signature]

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on 04/06/2023 by Minaez Brooks its Fed Case on behalf of US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, by Fay Servicing LLC, As attorney in fact, who has produced D.I. 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

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

Date: _____

Buyer, Seller or Representative