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Doc# 2312341145 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/03/2023 12:17 PM Pg: 1 of 3

Dec ID 20230401606931
ST/CO Stamp 0-440-255-184 ST Tax \$70.00 CO Tax \$35.00
City Stamp 1-661-608-656 City Tax: \$735.00

Commitment Number: 220145128
Seller's Loan Number: 0002698132

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

After Recording Return To: FIDELITY NATIONAL TITLE SCKL220145128
ServiceLink, LLC
1325 Cherrington Parkway
Coraopolis, PA 15108

Mail Tax Statements To: MIGUEL ANGEL RAMIREZ: ~~6146 W. Cermak Rd~~
C/O 6146 W. Cermak Rd
Berwyn IL 60402

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
26-08-312-011-0000, 26-08-312-017-0010

SPECIAL/LIMITED WARRANTY DEED

The grantor, US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE CSFB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-HE16, whose tax-mailing address is 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, for and in consideration of \$70,000.00 (Seventy Thousand Dollars and Zero Cents), hereby grants, bargains, sells, and conveys to the grantee, MIGUEL ANGEL RAMIREZ, whose tax mailing address is 6146 W. Cermak Rd
Berwyn IL 60402, all of the following described and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows:

LOT THIRTY EIGHT (38) AND LOT THIRTY SEVEN (37) IN BLOCK TWELVE (12) IN IRONWORKER'S ADDITION TO SOUTH CHICAGO SAID ADDITION BEING A SUBDIVISION OF THE SOUTH FRACTIONAL HALF OF FRACTIONAL SECTION 8, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 10329 S AVENUE M, CHICAGO, IL 60617

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Prior instrument reference: **Doc#. 2203439373**

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 grantee 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 APR 21 2023 :

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE CSFB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-HE16, By Select Portfolio Servicing, Inc., as Attorney in Fact

By: [Signature] APR 21 2023

Name: Conrad Stribakos

Its: DOC CONTROL OFFICER

STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on APR 21 2023 by Conrad Stribakos its Document Control Officer on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE CSFB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-HE16** 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

