



Doc# 2318657015 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/05/2023 12:00 PM PG: 1 OF 4

Return to:  
Orange Coast Lender Services  
1000 Commerce Drive, Suite 520  
Pittsburgh PA 15275

781 588

**SPECIAL WARRANTY DEED**  
(Illinois)

THIS INDENTURE, made between U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-WF1, 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 DONALD L. WALKER, JR. single, in fee simple, whose tax mailing address is 730 E 157st, South Holland, IL 60473, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Fifty Thousand and 00/100 Dollars (\$50,000.00) 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 SOUTH 43 FEET OF THE NORTH 60 FEET OF LOT 2 (EXCEPT THE WEST 8 FEET THEREOF) IN BLOCK 2 IN TOWN AND COUNTRY HOMES FOURTH ADDITION TO IVANHOE, BEING A SUBDIVISION OF THE SOUTH 1/2 OF LOT 2 IN VERHOEVEN'S SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel No.: 29-09-228-019-0000

Property Address is: 14908 Edbrooke Avenue, Dolton, IL 60419

For title reference see prior Deed dated October 7, 2022 and recorded on December 12, 2022 with the Cook County Recorder in Book N/A, Page N/A, and/or Instrument Number 2234641061.

VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX No. 26360  
ADDRESS 14908 Edbrooke  
ISSUE 6/22/23 EXPIRED 7/22/23  
AMT 50.00  
TYPE Warranty  
VILLAGE COMPTROLLER



# UNOFFICIAL COPY

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

SIGNATURE PAGE TO FOLLOW

REAL ESTATE TRANSFER TAX		05-Jul-2023	
		COUNTY:	25.00
		ILLINOIS:	50.00
		TOTAL:	75.00
29-09-228-019-0000		20230601647214   1-578-577-616	

# UNOFFICIAL COPY

The said Grantor has caused this deed to be executed on May 22, 2023.

U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR STRUCTURED ASSET  
SECURITIES CORPORATION  
MORTGAGE LOAN TRUST 2007-  
WF1, by Wells Fargo Bank, N.A. as  
its Attorney-in-Fact

By: [Signature]

Name: MARK JOHN HANSEN  
Vice President Loan Documentation

Its: \_\_\_\_\_

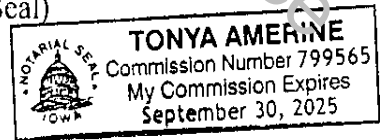
Date: 5/22/23

State of Iowa

County Dallas

On this 22 day of May, A.D., 2023, before me, a Notary Public in and for said county, personally appeared Mark John Hansen, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A. as attorney in fact for U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-WF1, by authority of its board of (directors or trustees) and the said (officer's name) Mark John Hansen acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature) (Stamp or Seal)  
Notary Public



Prepared by:  
Margaret Daun, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

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 (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 6 | 30 | 2023

SIGNATURE: *[Signature]*  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

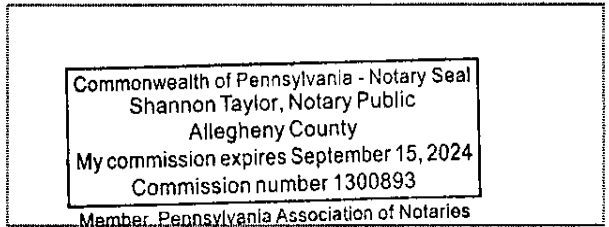
Shannon Taylor

By the said (Name of Grantor): Mike Heman

AFFIX NOTARY STAMP BELOW

On this date of: 06 | 30 | 2023

NOTARY SIGNATURE: *[Signature]*



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 6 | 30 | 2023

SIGNATURE: *[Signature]*  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

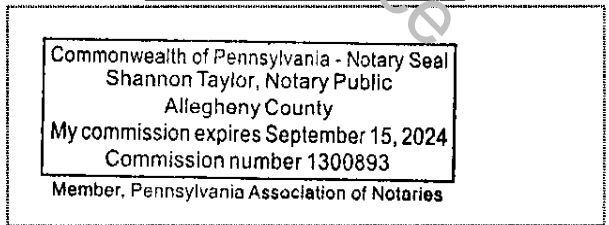
SHANNON Taylor

By the said (Name of Grantee): Mike Heman

AFFIX NOTARY STAMP BELOW

On this date of: 06 | 30 | 2023

NOTARY SIGNATURE: *[Signature]*



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)