

UNOFFICIAL COPY

OC23011520
FIDELITY NATIONAL TITLE

Doc#: 2322346111 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/11/2023 09:57 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

Mail to:
GALAXY REI INC.,
120 CARRIAGE WAY DRIVE, 102B
BURR RIDGE, IL 60527

Dec ID 20230701672089
ST/CO Stamp 0-718-920-144 ST Tax \$106.00 CO Tax \$53.00
City Stamp 0-947-050-960 City Tax: \$1,113.00

Grantees Address and
Send subsequent
tax bills to:
GALAXY REI INC.,
120 CARRIAGE WAY DRIVE, 102B
BURR RIDGE, IL 60527

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this 25th day of July, 2023, between WILMINGTON TRUST NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST SERIES 2007-3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-3, BY ITS ATTORNEY-IN-FACT PHH MORTGAGE CORPORATION, created and existing under and by virtue of the laws of the United States of America, party of the first part, and GALAXY REI INC., party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority by these presents does GRANT, SELL, CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all the following described real estate, situated in the County of COOK and the State of Illinois known and described as follows, to wit:

at 120 CARRIAGE WAY, BURR RIDGE IL
SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder 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 hereditament 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.

Commonly known as 10425 SOUTH CALUMET AVENUE, CHICAGO, IL 60628

Property index no. 25-15-117-008-0000

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its Contract Management Coordinator,
(Name) Jacqueline S. Michaelson, and attested to by its
Contract Management Coordinator, (Name) Kerry Born, the
day and year first above written.

BY: WILMINGTON TRUST NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO
CITIBANK, N.A., AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST SERIES 2007-3,
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-3, BY ITS ATTOR-
NEY-IN-FACT PHH MORTGAGE CORPORATION.

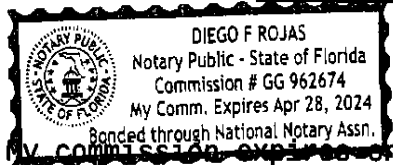
By: Jacqueline S. Michaelson Attest: Kerry Born
Jacqueline S. Michaelson 07/25/2023 Kerry Born 07/25/2023
Contract Management Coordinator Contract Management Coordinator

State of FLORIDA)
County of PALM BEACH) SS.

I, the undersigned, a Notary Public in and for said County, in the
State aforesaid, DO HEREBY CERTIFY that Jacqueline S. Michaelson,
personally known to me to be a Contract Management Coordinator of
PHH MORTGAGE CORPORATION its attorney in fact for WILMINGTON TRUST
NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS
TRUSTEE FOR BNC MORTGAGE LOAN TRUST SERIES 2007-3, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2007-3, and Kerry Born,
personally known to me to be a Contract Management Coordinator of said
company, and personally known to me to be the same persons whose
names are subscribed to the foregoing instrument, appeared before me
this day in person, and acknowledged that they signed, sealed and
delivered the said instrument pursuant to authority given by said
company, as their free and voluntary act and deed of said company,
for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of July,
2023.

by means of ☒ physical presence or ☐ online notarization



Diego F. Rojas
Notary Public Diego F. Rojas

POA recorded simultaneously herewith

This instrument was prepared by Russell C. Wirbicki, 33 W. Monroe
St., Suite 1540, Chicago, IL 60603.

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 1702 FREDERICK H. BARTLETT'S GREATER CHICAGO SUBDIVISION NO. 4,
BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 10425 SOUTH CALUMET AVENUE, CHICAGO, IL 60628



Property index no. 25-15-117-008-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY


REAL ESTATE TRANSFER TAX

08-Aug-2023

		COUNTY:	53.00
		ILLINOIS:	106.00
		TOTAL:	159.00
25-15-117-008-0000		20230701672089 0-718-920-144	

REAL ESTATE TRANSFER TAX

08-Aug-2023

	CHICAGO:	795.00
	CTA:	318.00
	TOTAL:	1,113.00 *
25-15-117-008-0000 20230701672089 0-947-050-960		

* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office