

UNOFFICIAL COPY

Doc#. 2323649140 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 08/24/2023 01:59 PM Pg: 1 of 3

Dec ID 20230801693403

ST/CO Stamp 1-018-815-952 ST Tax \$248.50 CO Tax \$124.25

DES IL Real Estate Transfer Tax
PLAINES 8/23 No. 69252
\$2.00 per \$1,000.00
433 COLUMBIA AVE
CITY OF DES PLAINES

This instrument prepared by:

Segel Law Group, Inc.

1827 Walden Office Square, Suite 450

Schaumburg IL 60173

After Recording Return To:

AGRON KRAJA

433 Columbia Avenue,

Des Plaines, IL 60016

Mail Tax Statements To: AGRON KRAJA; 433 Columbia Avenue, Des Plaines, IL 60016

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

09 - 18 - 207 - 002 - 0000

SPECIAL WARRANTY DEED

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2, whose mailing address is **425 South Financial Place, Suite 2000, Chicago, IL 60605**, hereinafter grantor, for **\$248,400.00 (Two Hundred Forty Eight Thousand Four Hundred Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **AGRON KRAJA, a married man**, hereinafter grantee, whose tax mailing address is **433 Columbia Avenue, Des Plaines, IL 60016**, the following real property:

LOT 11 IN BLOCK 9 IN BRANIGAR'S CUMBERLAND TERRACE, BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED AS DOCUMENT NUMBER LR 804435, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Property Address is: 433 Columbia Avenue, Des Plaines, IL 60016

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: **2313128039**

UNOFFICIAL COPY

Executed by the undersigned on 08/09/23 :

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR MFRA TRUST
2014-2 by Fay Servicing LLC, As attorney in fact

By: [Signature]

Name: MICHAEL BROOKS

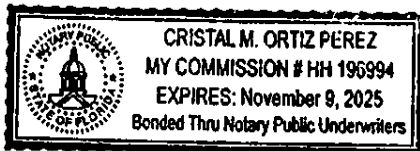
Its: FED CUSSE

Witness: [Signature]

Witness: [Signature]

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on 08/09/2023, by
MICHAEL BROOKS its FED CUSSE on behalf of WILMINGTON
TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2 by Fay Servicing LLC, as Attorney
in Fact, who has produced D.L. 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