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Doc#. 2325833162 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/15/2023 11:05 AM Pg: 1 of 4

Mail to:

~~BRIAN JEFFREY BAUSTERT~~

~~CHRISTINE EMDE BAUSTERT~~

~~205 OAKDENE DR.~~

~~BARRINGTON HILLS, IL 60010~~

Dec ID 20230701678669

ST/CO Stamp 1-278-012-880 ST Tax \$851.00 CO Tax \$425.50

Spencer C. Hunt

Hunt & Subach, Ltd.

1035 S. York Rd.

Bensenville, IL 60106

CH20003732

~~FIDELITY NATIONAL TITLE~~ **SPECIAL WARRANTY DEED**

THE GRANTOR, WILLINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A. AS TRUSTEE OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., PEAR STEARNS ALT-A TRUST II, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-1, a corporation created and existing under and by virtue of the laws of the United States, and duly authorized to transact business in the State of Illinois, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Board of Directors of said corporation does hereby **SELL** and **CONVEY** to **BRIAN JEFFREY BAUSTERT AND CHRISTINE EMDE BAUSTERT**, Husband and wife as Joint Tenants, of 226 S. Hager Ave., Barrington, IL 60010, of the real estate situated in the County of **COOK**, State of Illinois, to wit;

THAT PART OF THE WEST 1/2 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON A LINE THAT IS 2504.52 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 2, SAID POINT OF BEGINNING BEING 690.44 FEET EAST OF THE WEST LINE OF THE WEST 1/2 OF SECTION 2 THEREOF, THENCE SOUTH OF THE LINE THAT IS 690.44 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF THE WEST 1/2 OF SECTION 2, A DISTANCE OF 684.26 FEET TO THE NORTHWEST CORNER OF A 5 ACRE PARCEL OF LAND CONVEYED TO EARL SORENSON; THENCE EAST ON A LINE THAT IS PARALLEL TO THE SAID NORTH LINE OF SAID SECTION 2 AND BEING THE NORTH LINE OF AFORESAID SORENSON PARCEL, A DISTANCE OF 318.3 FEET; THENCE NORTH ON A LINE PARALLEL TO AND 1008.74 FEET EAST OF SAID WEST LINE OF SAID WEST 1/2 OF SECTION 2, A DISTANCE OF 684.26 FEET TO A POINT ON THE AFORESAID LINE THAT IS 2504.52 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF SECTION 2; THENCE WEST ON A SAID LINE THAT IS 2504.52 FEET SOUTH OF AND PARALLEL TO THE SAID NORTH LINE OF SECTION 2, A DISTANCE OF 318.3 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Fidelity National Title

CH20003732

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TOGETHER WITH ALL AND SINGULAR THE HEREDITAMENTS AND APPURTENANCES THERETO TO HAVE AND TO HOLD THE SAME WITH THE APPURTENANCES THERETO, FOREVER, SUBJECT TO THE FOLLOWING MATTERS:

Covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing.

Commonly known as 205 OAKDENE DR., BARRINGTON HILLS, IL 60010

PIN No. 01-02-300-030-0000

TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in anyways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized signer, this 25 day of July, 2023.

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A. AS TRUSTEE OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ALT-A TRUST II, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-1

By Bernard H. M.
SPECIALIZED LOAN SERVICING, LLC AS ATTORNEY IN FACT

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State of COLORADO

County of DOUGLAS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Bernadette M Fleming personally known to me to be the SALV of **SPECIALIZED LOAN SERVICING, LLC AS ATTORNEY IN FACT FOR WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A. AS TRUSTEE OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ALT-A TRUST II, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-1, and personally known to me** to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as such Authorized Signer he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

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

Commission expires 07/07/2025

Sally Sabin
Notary Public

**SALLY SABIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214027163
MY COMMISSION EXPIRES 07/07/2025**

This instrument prepared by The Law Office of Mary F. Murray, P.C.
6350 N. Cicero Ave., Suite 200, Chicago, IL 60646

Mail Tax Bill to:
BRIAN JEFFREY BAUSTERT
CHRISTINE EMDE BAUSTERT
205 OAKDENE DR.
BARRINGTON HILLS, IL 60010

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REAL ESTATE TRANSFER TAX

14-Sep-2023



COUNTY:	425.50
ILLINOIS:	851.00
TOTAL:	1,276.50

01-02-300-030-0000

20230701678669 | 1-278-012-880

Property of Cook County Clerk's Office