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Doc# 2329015039 Fee \$88.00

AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2322236

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/17/2023 02:31 PM PG: 1 OF 5

NAME AND ADDRESS OF TAXPAYER:
ORBIT REALTY, LLC
238 Cummins Dr
Bartlett, IL 60103

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

Parcel ID No.: 12-21-204-047-0000 and 12-21-204-048-0000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this OCT 10 2023, by and between **WILMINGTON SAVINGS FUND SOCIETY, FSB AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-D**, located at 3020 Old Ranch Parkway, Suite 180, Seal Beach, CA 90740, hereinafter referred to as Grantor(s) and **ORBIT REALTY, LLC**, located at 238 Cummins Dr, Bartlett, IL 60103, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Cook County, State of IL:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 3700 EMERSON ST, SCHILLER PARK, IL 60176

Prior instrument reference: Document Number: 2308840102, Recorded: 03/29/2023

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

REAL ESTATE TRANSFER TAX

17-Oct-2023



COUNTY:	115.00
ILLINOIS:	230.00
TOTAL:	345.00

12-21-204-047-0000

| 20231001646157 | 2-115-955-664

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And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this _____ day of ~~OCT 10 2023~~, 20____.

**WILMINGTON SAVINGS FUND SOCIETY, FSB AS OWNER TRUSTEE OF THE
RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-D, By American Mortgage Investment
Partners Management, LLC as attorney in fact**

Name:
Title:

Name: Deanna Reyna
Title: Asset Manager

Recorded POA on 08/30/2021
Doc# 2124228412

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ day / of _____, 20____ by _____ as _____

_____ of WILMINGTON SAVINGS FUND SOCIETY, FSB AS
OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-D, By
American Mortgage Investment Partners Management, LLC as attorney in fact. 1 1

See Attached

(Signature of Notary Public)

Print Name: _____

My commission expires:

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A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

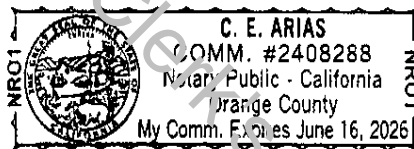
On OCT 10 2023 before me, C.E. Arias, the undersigned Notary Public, personally appeared Deanna Reyna, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature


C.E. Arias



(Seal)

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EXHIBIT A **LEGAL DESCRIPTION**

The Land referred to herein below is situated in the County of COOK, State of IL, and is described as follows:

Lots 23 and 24 in Block 2 in 2nd Addition to Franklin Park, being the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 40 North, Range 12, recorded October 28, 1890, Book 45, Page 13, as Document 1362077, in Cook County, Illinois.

Being the same property as conveyed from Intercounty Judicial Sales Corporation to Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust V-D as set forth in Deed Instrument #2308840102 dated 03/14/2023, recorded 03/29/2023, COOK County, ILLINOIS.

Tax ID: 12-21-204-047-0000, 12-21-204-048-0000

Property commonly known as: 3700 EMERSON ST, SCHILLER PARK, IL 60176

Property of Cook County Clerk's Office

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A notary public or other officer, completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATEMENT BY GRANTOR AND GRANTEE

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 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 title to real estate under the laws of the State of Illinois.

Dated OCT 10 2023, 2023.

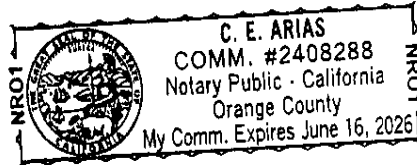
Signature:
Grantor, or Agent

Name: Deanna Reyna
Title: Asset Manager

Subscribed and sworn to before me by the said Deanna Reyna this 10, day of OCT 10 2023, 2023.

Notary Public

My commission expires: 10-16-26



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

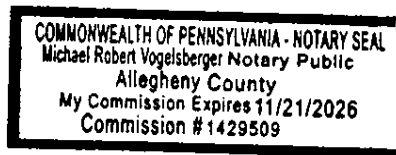
Dated Oct 12, 2023.

Signature:
Grantee, or Agent

Subscribed and sworn to before me by the said Melody Mannella this 12th, day of Oct, 2023.

Notary Public

My commission expires: 11-21-26



Note: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)