

UNOFFICIAL COPY

Doc# 2330513258 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/01/2023 03:13 PM Pg: 1 of 4

Dec ID 20231001661966
ST/CO Stamp 2-079-573-968 ST Tax \$90.00 CO Tax \$45.00

Fidelity National Title SCKL220494207

Commitment Number: 220494207
Seller's Loan Number: 0017481755

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

After Recording Return To:
ServiceLink, LLC
1325 Cherrington Parkway
Coraopolis, PA 15108

Mail Tax Statements To: **JORGE E. ARIAS ARRIAGA and BEATRIZ RAMIREZ: 14521 HOYNE AVE. DIXMOOR, IL. 60426**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
29-07-131-051-0000**

SPECIAL/LIMITED WARRANTY DEED

The grantor, **TOWD POINT MORTGAGE TRUST 2015-4, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE**, whose tax-mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119**, for and in consideration of \$90,000.00 (Ninety Thousand Dollars and Zero Cents), hereby grants, bargains, sells, and conveys to the grantee, **JORGE E. ARIAS ARRIAGA and BEATRIZ RAMIREZ**, whose tax mailing address is **14521 HOYNE AVE. DIXMOOR, IL. 60426**, all of the following described and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows:

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN COOK COUNTY, ILLINOIS.

LOT 5 AND LOT 6, IN BLOCK 211 IN HARVEY A. SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN

✶ husband and wife, as joint tenants, with rights of survivorship.

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**BOUNDARY LINE LYING SOUTH OF CHICAGO AND GRAND TRUNK RAILROAD,
IN COOK COUNTY, ILLINOIS.**

Property Address is: 14510 COOPER AVENUE, DIXMOOR, IL 60426

Prior instrument reference: **Doc#. 2220320057**

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.

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 any wise 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 grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

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Executed by the undersigned on OCT 16 2023 :

TOWD POINT MORTGAGE TRUST 2015-4, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE, By Select Portfolio Servicing, Inc., as Attorney in Fact

By:  OCT 16 2023

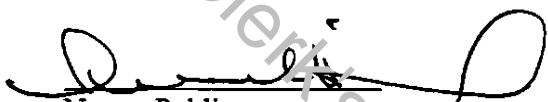
Name: Terry Boren

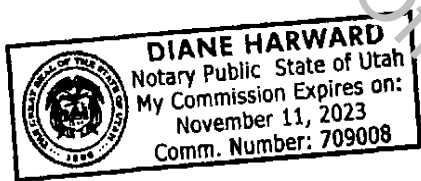
Its: Document Control Officer

STATE OF Utah
COUNTY OF Salt Lake

* Document Control Officer

The foregoing instrument was acknowledged before me on Oct. 16, 2023. Before me, Diane Harward, a Notary Public of said State and County aforesaid, personally appeared Terry Boren Its * on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for TOWD POINT MORTGAGE TRUST 2015-4, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.


Notary Public



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REAL ESTATE TRANSFER TAX

30-Oct-2023



COUNTY:	45.00
ILLINOIS:	90.00
TOTAL:	135.00

29-07-131-051-0000

| 20231001661966 | 2-079-673-968

Property of Cook County Clerk's Office