

# UNOFFICIAL COPY

Commitment Number: 220438017  
Sellers Loan Number: 0021859897

Doc#: 2331906569 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/15/2023 02:10 PM Pg: 1 of 5

AFTER RECORDING RETURN TO:

\*\*See Down Below at bottom of  
page

Dec ID 20231101671426  
ST/CO Stamp 0-052-934-608 ST Tax \$97.00 CO Tax \$48.50  
City Stamp 0-613-709-776 City Tax: \$1,018.50

## GRANTEES ADDRESS

NAME AND ADDRESS OF TAXPAYER:

FRANTISEK HUDACEK  
7554 S OAK GROVE AVE.  
JUSTICE, AL 60458

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

Parcel ID No.: 25-04-408-033-0000

## SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 31 day of Oct, 2023, by and between TOWD POINT MORTGAGE TRUST 2017-FRE2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, whose mailing address is 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, hereinafter referred to as Grantor(s) and FRANTISEK HUDACEK, whose tax mailing address is 7554 S OAK GROVE AVE. JUSTICE, ~~AL~~ IL 60458, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ninety Seven Thousand Dollars and Zero Cents (\$97,000.00), 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 Illinois:

**THE NORTH HALF OF THE NORTH HALF OF LOT SEVEN (7) IN BLOCK SIX (6) D.F.H. BARTLETTS WENTWORTH AVENUE AND 95TH STREET SUBDIVISION IN THE SOUTH EAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

Property commonly known as: 9337 SOUTH WENTWORTH AVE, CHICAGO, IL 60620

Prior instrument reference: Doc#. 2218613064

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

\* Send recorded deed to: John Kuranty, Esq,  
7925 W 13<sup>th</sup> St #1A, Park Hills IL 60461

FIDELITY NATIONAL TITLE  
SCKL220438017

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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.

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.

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 31 day of Oct, 2023.

**TOWD POINT MORTGAGE TRUST 2017-FRE2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Select Portfolio Servicing, Inc., as Attorney in Fact**

By: \_\_\_\_\_ OCT 31 2023  
Name: Terry Boren  
Title: Document Control Officer



STATE OF Utah  
COUNTY OF Salt Lake

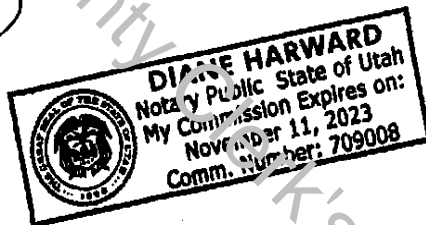
Document Control Officer

The foregoing instrument was acknowledged before me on Oct. 31, 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 2017-FRE2, 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.

[Signature]  
(Signature of Notary Public)

Print Name: Diane Harward

My commission expires: NOV 11 2023



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**MUNICIPAL TRANSFER STAMP**  
**(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP**  
**(If Required)**

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Agent

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**UNOFFICIAL COPY****REAL ESTATE TRANSFER TAX**

10-Nov-2023



<b>COUNTY:</b>	48.50
<b>ILLINOIS:</b>	97.00
<b>TOTAL:</b>	145.50

25-04-408-033-0000

| 20231101671426 | 0-052-934-608

**REAL ESTATE TRANSFER TAX**

10-Nov-2023



<b>CHICAGO:</b>	727.50
<b>CTA:</b>	291.00
<b>TOTAL:</b>	1,018.50 *

25-04-408-033-0000 | 20231101671426 | 0-613-709-776

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

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