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Doc#: 2335341230 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/19/2023 03:19 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

Completed By: *Alec Ginnoli, d.*
Ginnoli Associates, P.C.
947 N. Plum Grove Road, Schaumburg, IL 60173

Dec ID 20231101681145
ST/CO Stamp 0-471-171-024 ST Tax \$360.00 CO Tax \$180.00

PT23-41032-578 1/2

THIS INDENTURE made on the 25th day of October, 2023, by and between **U.S. Bank National Association**, not in its individual capacity but solely as trustee for the **RMAC Trust, Series 2016-CTT** hereinafter referred to as Grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and **NESTOR A. VALENCIA AND FRANCIA G. CORTES**, Husband and Wife, as Tenants by the Entirety, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, **NESTOR A. VALENCIA AND FRANCIA G. CORTES** and their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **COOK**, State of Illinois known and described as follows, to wit:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF LOT 14 IN BLOCK 15 IN PORTIA MANOR, BEING FREDERICK H. BARTLETTS SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, **NESTOR A. VALENCIA AND FRANCIA G. CORTES** and their heirs assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, **NESTOR A. VALENCIA AND FRANCIA G. CORTES** and their heirs assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

Permanent Real Estate Numbers: **15-34-314-004-0000**

Address of the Real Estate: **3617 Madison Ave, Brookfield, IL 60513**

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Agent, the day and year first above written.

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT
BY NATIONSTAR MORTGAGE, LLC, AS ATTORNEY-IN-FACT

BY: Donna Sasueda
PRINTED NAME: Donna Sasueda
TITLE: Assistant Secretary

Property of Cook County Clerk's Office

MAIL TO:

NESTOR A. VALENCIA
3617 MADISON AVE
BROOKFIELD, IL 60513

SEND SUBSEQUENT TAX BILLS TO:

NESTOR A. VALENCIA & FRANCIA G. CORTES
3617 MADISON AVE
BROOKFIELD, IL 60513

STATE OF Texas
Denton COUNTY

On this date, before me personally appeared Donna Sasueda, the Assistant Secretary of NATIONSTAR MORTGAGE, LLC, AS ATTORNEY-IN-FACT acknowledged that she/he executed the same as her/his free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 25 day of October, 2023.

Katherine J Richardson
Notary Public

My term Expires: 8/29/2027

