

2003

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SPECIAL WARRANTY DEED

Doc# 2403022029 Fee \$88.00

Mail to:

THELMA SELLERS
323 W. 145TH PLACE
RIVERDALE, IL 60827

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/30/2024 04:04 PM PG: 1 OF 3

Grantees Address and Send subsequent tax bills to:

THELMA SELLERS
323 W. 145TH PLACE
RIVERDALE IL 60827

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this 22nd day of August, 2023, between U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE TO J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-FRE1 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-FRE1, created and existing under and by virtue of the laws of the United States of America, party of the first part, and THELMA SELLERS, a single person, party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority by these presents does GRANT, SELL, CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all the following described real estate, situated in the County of **COOK** and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

Commonly known as 1751 MEMORIAL DRIVE, CALUMET CITY, IL 60409

Property Index No. 29-12-416-051-0000

REAL ESTATE TRANSFER TAX

6592081/01/20/23
940
Calumet City - City of Homes \$

REAL ESTATE TRANSFER TAX

6591981/01/20/23
940
Calumet City - City of Homes \$

REAL ESTATE TRANSFER TAX



30-Jan-2024
COUNTY: 117.50
ILLINOIS: 235.00
TOTAL: 352.50

29-12-416-051-0000

| 20231001645839 | 1-216-539-696

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its Contract Management Coordinator, (Name) Jacqueline S. Michaelson, and attested to by its Contract Management Coordinator, (Name) Kerry Born, the day and year first above written.

BY: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE TO J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-FRE1 ASSET BACKED PASS-THROUGH CERTIFICATES. SERIES 2005-FRE1, BY ITS ATTORNEY-IN-FACT PHH MORTGAGE CORPORATION;

By: Jacqueline S. Michaelson August 22, 2023 Attest: Kerry Born August 22, 2023
Contract Management Coordinator Contract Management Coordinator

State of FLORIDA)
County of PALM BEACH) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jacqueline S. Michaelson, personally known to me to be a Contract Management Coordinator of PHH MORTGAGE CORPORATION its attorney in fact for U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE TO J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-FRE1 ASSET BACKED PASS-THROUGH CERTIFICATES. SERIES 2005-FRE1 and Kerry Born, personally known to me to be a Contract Management Coordinator of said company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument pursuant to authority given by said company, as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22nd day of August, 2023.

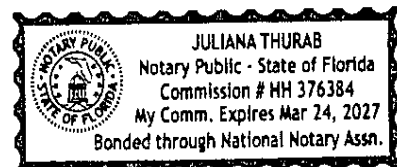
by means of physical presence or online notarization

Juliana Thurab
Notary Public Juliana Thurab

My commission expires on _____, 20__.

POA recorded simultaneously herewith

This instrument was prepared by Russell C. Wirbicki, 33 W. Monroe St., Suite 1540, Chicago, IL 60603.



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LEGAL DESCRIPTION

LOT 1 AND THE EAST 20 FEET OF LOT 2 IN BLOCK 16 IN G. FRANK CROISSANT'S SHADOW LAWN, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/3 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF MICHIGAN CITY ROAD, IN COOK COUNTY, ILLINOIS.

Commonly known as 1751 MEMORIAL DRIVE, CALUMET CITY, IL 60409

Property Index No. 29-12-416-051-0000

Property of Cook County Clerk's Office