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Doc#: 2403745255 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/06/2024 04:20 PM Pg: 1 of 5

Dec ID 20240201625674
ST/CO Stamp 0-421-739-568 ST Tax \$155.00 CO Tax \$77.50

Fidelity National Title

RECORDING COVER PAGE

SWD

SCKL230365011

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Commitment Number: 230365011
 Seller's Loan Number: 0011291283

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

After Recording Return To:
 GORAN KUTLICH
 221 W Plainfield,
 Countryside, IL 60525

Mail Tax Statements To: **GORAN KUTLICH: 221 W Plainfield, Countryside, IL 60525**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
16-30-417-042-0000 and 16-30-417-002-0000


SPECIAL/LIMITED WARRANTY DEED

The grantor, **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-FF9**, whose tax-mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119**, for and in consideration of \$155,000.00 (One Hundred Fifty Five Thousand Dollars and Zero Cents), hereby grants, bargains, sells, and conveys to the grantee, **GORAN KUTLICH**, whose tax mailing address is **221 W Plainfield, Countryside, IL 60525**, all of the following described and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows:

LOT 45 AND THE NORTH 15 FEET OF LOT 44 IN BLOCK 2 IN KEEFE'S ADDITION TO LAVERGNE, A SUBDIVISION OF THE SOUTH 20 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 3RD NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 3003 WESLEY AVENUE, BERWYN, IL 60402

Prior instrument reference: **Doc# 2326315002**

THE CITY OF  REAL ESTATE
 BERWYN, IL TRANSFER TAX
 9/22/24 \$1550.00
 COLLECTION DEPARTMENT

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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 anywise 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 Jan 30, 2024:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-FF9, By Select Portfolio Servicing, Inc., as Attorney in Fact

By: [Signature] **JAN 30 2024**

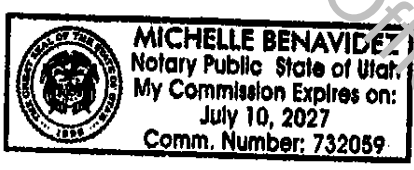
Name: Terry Boren

Its: Document Control Officer

STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on Jan. 30, 2024. Before me, **Michelle Benavidez**, a Notary Public of said State and County aforesaid, personally appeared Terry Boren Its Document Control Officer on behalf of **Select Portfolio Servicing, Inc.**, as Attorney in Fact for **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-FF9** 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 for going instrument for the purposes contained herein by personally signing the above described instrument.

[Signature]
Notary Public



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REAL ESTATE TRANSFER TAX

06-Feb-2024



COUNTY:	77.50
ILLINOIS:	155.00
TOTAL:	232.50

16-30-417-042-0000

| 20240201625674 | 0-421-739-568

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