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Doc#. 2405912025 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/28/2024 10:27 AM Pg: 1 of 4

Dec ID 20240201625442
ST/CO Stamp 1-795-363-376 ST Tax \$270.00 CO Tax \$135.00
City Stamp 1-258-492-464 City Tax: \$2,835.00

PT24-297939341

AFTER RECORDING RETURN TO:

Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2979393

Grantor Address ↓

NAME AND ADDRESS OF TAXPAYER:

Angel Contreras and Leilani Contreras
3012 West 41st Street
Chicago, IL 60632

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

Parcel ID No.: 19-01-113-040-0000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 6th day of February, 2024 by and between **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE ON BEHALF FOR CSMC 2018-RPL12 TRUST**, located at 2780 Lake Vista Drive, Lewisville, TX 75067, hereinafter referred to as Grantor(s) and ~~ANGEL CONTRERAS, a married person, and LEILANI CONTRERAS, a single person, as joint tenants with right of survivorship~~, residing at 3012 West 41st Street, Chicago, IL 60632, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00), 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 IL:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 3012 West 41st Street, Chicago, IL 60632

Prior instrument reference: Instrument Number: 2326857028, Recorded: 09/25/2023

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

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.

PROPER TITLE, LLC

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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.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 6th day of February, 2024.

Nationstar Mortgage, LLC as Attorney in Fact for for WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE ON BEHALF FOR CSMC 2018-RPL12 TRUST

[Signature]
Name: Alexander Peters
Title: Assistant Secretary

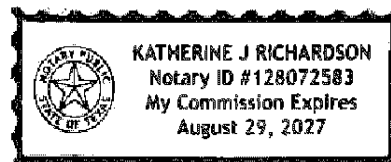
STATE OF Texas
COUNTY OF Denton

This instrument was acknowledged before me on 6th day of February, 2024 by Alexander Peters as Grantor of Assistant Secretary of Nationstar Mortgage, LLC as Attorney in Fact for WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE ON BEHALF FOR CSMC 2018-RPL12 TRUST.

[Signature of Katherine J Richardson]
(Signature of Notary Public)

Print Name: Katherine J Richardson

My commission expires: 8/29/2027



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EXHIBIT A LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of COOK, State of IL, and is described as follows:

Lot 41 in Block 4 in Scoville, Walker and Mcelwee's Subdivision in the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property as conveyed from Fernando Perez, Jr., as Independent Administrator of the Estate of Fernando Perez to Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee on Behalf for CSMC 2018-RPL12 Trust as set forth in Deed Instrument #2326857028 dated 08/16/2023, recorded 09/25/2023, COOK County, ILLINOIS.

Tax ID: 19-01-113-040-0000

Property commonly known as: 3012 West 41st Street, Chicago, IL 60632

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated February 6th, 2024

Signature: [Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said Grantor this 6 day of February, 2024.

[Signature]
Notary Public Katherine J Richardson
My commission expires: 8/29/2027



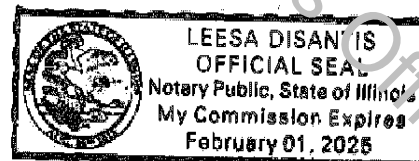
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 2-15, 2024

Signature: [Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said Grantee this 15th day of Feb, 2024

[Signature]
Notary Public
My commission expires: _____



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)