

# UNOFFICIAL COPY

Commitment Number: 230383516  
Sellers Loan Number: 14522213

Doc#: 2408802112 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 3/28/2024 10:46 AM Pg: 1 of 5

1486466

AFTER RECORDING RETURN TO:  
ILEANA SITKO and BRIAN J SITKO  
11917 Longwood Dr  
Blue Island, IL 60406

Dec ID 20240301662059  
ST/Co Stamp 0-012-936-752 ST Tax \$108.00 CO Tax \$53.00

NAME AND ADDRESS OF TAXPAYER:  
ILEANA SITKO and BRIAN J SITKO  
11917 Longwood Dr  
Blue Island, IL 60406

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

Parcel ID No.: 24-25-206-003-0000, 24-25-206-002-0000 and 24-25-206-001-0000

## SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 18 day of March, 2024, by and between **WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, AS TRUSTEE FOR THE CSMC 2017-FHA1 TRUST, MORTGAGE BACKED NOTES, SERIES 2017-FHA1**, whose mailing address is c/o Carrington Mortgage Services, 1600 South Douglass Road, Suite 200-B, Anaheim, CA 92806, hereinafter referred to as Grantor(s) and **ILEANA SITKO and BRIAN J SITKO**, whose tax mailing address is 11917 Longwood Dr Blue Island, IL 60406, hereinafter referred to as Grantee(s). *\* WIFE + HUSBAND, AS JOINT TENANTS \**

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Six Thousand Dollars and Zero Cents (\$106,000.00), 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:

**Lots 43, 44 and 45 in Block 6 in Jernberg's Addition to Blue Island, a subdivision of the East 1/2 of the Northeast 1/4 of Section 25, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.**

Property commonly known as: 2521 120th Street, Blue Island, IL 60406

Prior instrument reference: Doc# 2324022045, Recorded: 08/28/2023

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

# UNOFFICIAL COPY

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

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 18 day of March, 2024.

**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, AS TRUSTEE FOR THE CSMC 2017-FHA1 TRUST, MORTGAGE-BACKED NOTES, SERIES 2017-FHA1**

By: Jocelyn Lopez  
Name: Jocelyn Lopez Jocelyn Lopez  
Title: Doc Control Officer

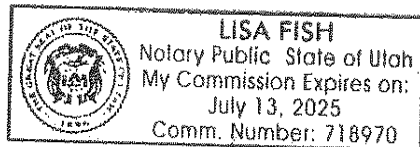
STATE OF Utah  
COUNTY OF Salt Lake

This instrument was acknowledged before me on 18 day of March, 2024 by Jocelyn Lopez \*Personally Known as Document Control Officer of **WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, AS TRUSTEE FOR THE CSMC 2017-FHA1 TRUST, MORTGAGE-BACKED NOTES, SERIES 2017-FHA1.**

Lisa Fish  
(Signature of Notary Public)

Print Name: LISA FISH

My commission expires: JUL 13 2025



# UNOFFICIAL COPY

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

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

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

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

\_\_\_\_\_  
Agent

Property of Cook County Clerk's Office

HERITAGE TITLE COMPANY  
5849 W LAURENCE AVE  
CHICAGO, IL 60630

# UNOFFICIAL COPY

## 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.

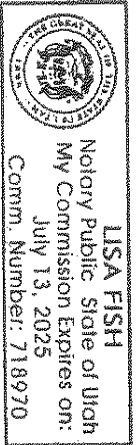
Dated March 18, 2024

Signature: Jocelyn Lopez **Jocelyn Lopez** **Doc. Control Officer**  
Grantor, or Agent

Subscribed and sworn to before me by the said \* March, 2024 this 18 day of

Lisa Fish  
Notary Public **LISA FISH**  
My commission expires: JUL 13 2025

State of Utah  
County of Salt Lake  
\* by Jocelyn Lopez  
\* Document Control Officer  
\* Personally Known



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 3-18, 2024

Signature: L. MARINO  
Grantee, or Agent

Subscribed and sworn to before me by the said L. MARINO this 18 day of March, 2024

Bonnie H. Pomrenze  
Notary Public  
My commission expires: 6/7/25



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.)