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Doc#: 2410720193 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/16/2024 11:01 AM Pg: 1 of 4

Dec ID 20240401670191
ST/Co Stamp 1-953-721-904 ST Tax \$933.00 CO Tax \$466.50

PT24-2360558 1/2

AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2360558

NAME AND ADDRESS OF TAXPAYER:
JITIN GARG and BINDI GARG, JIWAN L GARG
3850 Timbers Edge Lane
Glenview, IL 60025

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

Parcel ID No.: 04-30-412-009-0000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 3 day of April, 2024, by and between U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTL, located at 2780 Lake Vista Drive, Lewisville, TX 75067, hereinafter referred to as Grantor(s) and JITIN GARG and BINDI GARG, husband and wife, ~~as tenants by the entirety~~, JIWAN L GARG residing at 3850 Timbers Edge Lane, Glenview, IL 60025, hereinafter referred to as Grantee(s). ~~Married man~~ ** married man, as joint tenants*

WITNESSETH: That the said Grantor, for and in consideration of the sum of Nine Hundred Thirty-Three Thousand and 00/100 Dollars (\$933,000.00), 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: 3850 Timbers Edge Lane, Glenview, IL 60025

Prior instrument reference: Document Number: 2323006198, Recorded: 08/18/2023

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 3rd day of April, 2024.

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

Donna Sasueda
Name: **Donna Sasueda**
Title: **Assistant Secretary**

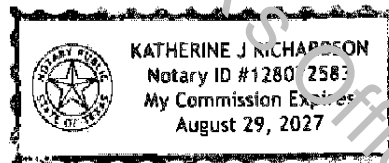
STATE OF Texas
COUNTY OF Denton

This instrument was acknowledged before me on 3rd day of April, 2024 by Donna Sasueda as Assistant Secretary of Nationstar Mortgage, LLC, as Attorney-in-Fact for U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT.

Katherine J Richardson
(Signature of Notary Public)

Print Name: Katherine J Richardson

My commission expires: 8/29/2027



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STATEMENT BY GRANTOR AND GRANTEE

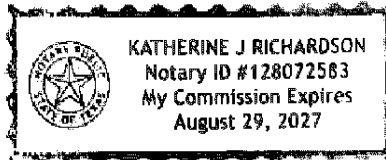
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 April 3rd, 2024

Signature: *Donna Sasueda* **Donna Sasueda**
Grantor, or Agent **Assistant Secretary**

Subscribed and sworn to before me by the said Grantor this 3, day of April, 2024

Katherine J Richardson
Notary Public
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 _____, 20__.

Signature: _____
Grantee, or Agent

Subscribed and sworn to before me by the said _____ this __, day of _____, 20__.

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.)

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EXHIBIT A LEGAL DESCRIPTION

LOT 9 IN UMBER'S EDGE SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Being the same property as conveyed from The Judicial Sales Corporation, an Illinois Corporation to U.S. Bank National Association, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2016-CTT as set forth in Deed Instrument #2323006198 dated 08/11/2023, recorded 08/18/2023, COOK County, ILLINOIS.

Parcel ID Number: 04-30-412-009-0000

Property commonly known as: 3850 Timbers Edge Lane, Glenview, IL 60025

Property of Cook County Clerk's Office