

# UNOFFICIAL COPY

PREPARED BY:  
Codilis & Associates, P.C.  
Christine Coates, Esq.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

Doc#: 2422814213 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 8/15/2024 3:44 PM Pg: 1 of 2

**MAIL TAX BILL TO:**

Maria Rosario Gonzalez

1535 N. Kedvale Ave  
Chicago IL 60651

**MAIL RECORDED DEED TO:**

Dec ID 20240801673979  
ST/Co Stamp 0-900-017-968 ST Tax \$244.50 CO Tax \$122.25  
City Stamp 1-737-699-120 City Tax \$2,567.25

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## SPECIAL WARRANTY DEED

THE GRANTOR, US Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust, of 75 Beattie Place, Suite 300, Greenville, SC 29601, for and in consideration of Ten Dollars (\$10.00) hereby GRANTS, BARGAINS, CONVEYS AND SELLS to THE GRANTEE(S) Maria Rosario Gonzalez \_\_\_\_\_, of 4147 W North Ave Chicago, IL 60639, all interest in the following described real estate situated in the County of Cook, State of Illinois, legally described and known as follows:

LOT 79 IN DAVENPORT SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 16-03-207-014-0000

**PROPERTY ADDRESS:** 1535 N KEDVALE AVE, Chicago, IL 60651

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- a) All easements, rights-of-way and prescriptive rights whether of recorded or not pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- b) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- c) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same still in effect;
- d) All Presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- e) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- f) Any conditions that would be revealed by a physical inspection and survey of the Property.

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*Special Warranty Deed - Continued*

Together with all and singular the hereditaments and appurtenances thereto; to have and to hold the same, with the appurtenances thereto, forever, subject to the following matters : general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Dated this July 26 2024

US Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust  
By: Meredith Prickett Meredith Prickett  
NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as Attorney in Fact

STATE OF South Carolina )  
 ) §§.  
COUNTY OF Greenville )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Meredith Prickett, US Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust by NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as Attorney in Fact, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/he/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of non estead.

Given under my hand and notarial seal, this July 26 2024

T Byram  
Notary Public  
My commission expires: 03-12-2024

Exempt under the provisions of paragraph \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_ Agent.

