

UNOFFICIAL COPY

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

Doc#: 2423526036 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 8/22/2024 2:35 PM Pg: 1 of 2

Dec ID 20240801676303
ST/Co Stamp 1-131-290-416 ST Tax \$405.00 CO Tax \$202.50

MAIL TAX BILL TO:

Melissa Cadle
19629 Christina Place
Lynwood, IL 60411

MAIL RECORDED DEED TO:

TOM TOZER
1820 Ridge Rd. Suite 101
Homewood, IL 60430

SPECIAL WARRANTY DEED

THE GRANTOR, U.S. Bank Trust National Association, not in its Individual Capacity But Solely as Owner Trustee for VRMTG Asset Trust, of 75 Beattie Place, Greenville, SC 29601, for and in consideration of Ten Dollars (\$10.00) hereby GRANTS, BARGAINS, CONVEYS AND SELLS to THE GRANTEE(S) Melissa Cadle a married woman for PO Box 43451, Chicago, IL 60643, all interest in the following described real estate situated in the County of Cook, State of Illinois, legally described and known as follows:

LOT 55 IN AMBRY ESTATES, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 2005 AS DOCUMENT NUMBER 0508719076, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 32-12-204-028-0000
PROPERTY ADDRESS: 19629 Christina Place, Lynwood, IL 60411

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.

UNOFFICIAL COPY

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 August 20 2024

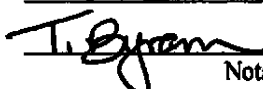
U.S. Bank Trust National Association, not in its Individual Capacity But Solely as Owner Trustee for VRMTG Asset Trust

By:  Joel Fowler
NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as Attorney in Fact

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

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Joel Fowler, U.S. Bank Trust National Association, not in its Individual Capacity But Solely as Owner Trustee for VRMTG Asset Trust ny 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/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this August 20 2024

 Taylor Byram
Notary Public
My commission expires: 03-12-2034

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

