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Doc#: 1513810107 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/18/2015 12:56 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

Completed By: Ginali Associates, P.C.
947 N. Plum Grove Road, Schaumburg, IL 60173

THIS INDENTURE, made on the 16 day of March, 2015, by and between **Nationstar Mortgage LLC**, hereinafter referred to as Grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and **Michelle Boyd**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, **Michelle Boyd** and her heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook**, State of Illinois known and described as follows, to wit:

Attached as Exhibit A

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainders and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, **Michelle Boyd** and her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, **Michelle Boyd** and her heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

Permanent Real Estate Numbers: 25-28-201-011-0000; 25-28-201-012-0000

Address of the Real Estate: 11915 South Harvard Avenue, Chicago, IL 60628

FIRST AMERICAN TITLE order # 2577603

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Agent, the day and year first above written.

Nationstar Mortgage, LLC

Rachel Siegel
By: Rachel Siegel
Assistant Secretary

MAIL TO:
Michelle Boyd
11256 S. Parnell Ave.
Chicago, IL 60628

SEND SUBSEQUENT TAX BILLS TO:
Michelle Boyd
11256 S. Parnell Ave.
Chicago, IL 60628

STATE OF CO
Arapahoe COUNTY


On this date, before me personally appeared Rachel Siegel Assistant Secretary, acknowledged that he executed the same as his free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of CO aforesaid, this 16 day of March, 2015.



Karen Kargoll
Notary Public

My term Expires: 6-5-18

KAREN KARGOLL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144022655
MY COMMISSION EXPIRES JUNE 5, 2018

REAL ESTATE TRANSFER TAX		05-May-2015
	CHICAGO:	93.75
	CTA:	37.50
	TOTAL:	131.25

25-28-201-011-0000 | 20150401675922 | 0-561-051-008

REAL ESTATE TRANSFER TAX		05-May-2015
	COUNTY:	6.25
	ILLINOIS:	12.50
	TOTAL:	18.75

25-28-201-011-0000 | 20150401675922 | 0-936-703-360

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Exhibit A

PARCEL 1:

LOT 43 IN BLOCK 3 IN WEST PULLMAN, A SUBDIVISION OF THE NORTH WEST 1/4 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 41 (EXCEPT THE SOUTH 1/2 THEREOF), LOT 42 IN BLOCK 3 IN WEST PULLMAN, A SUBDIVISION IN THE NORTH WEST 1/4 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 31, 1891 AS DOCUMENT NO. 1590967.

Property of Cook County Clerk's Office