

# UNOFFICIAL COPY



Chicago Title Insurance Company  
**SPECIAL WARRANTY DEED**  
(Corporation to Individual)



Doc#: 1516312013 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/12/2015 09:28 AM Pg: 1 of 3

**THIS INDENTURE**, made this 28 day of APRIL, 2015 between NATIONSTAR MORTGAGE LLC, duly authorized to transact business in the State of ILLINOIS, party of the first part, and JEREMY KROLL, party of the second part, (GRANTEE'S ADDRESS) P.O. BOX 59708, CHICAGO, Illinois 60659.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and 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, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of COOK and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 13-34-411-038  
Address(es) of Real Estate: 1810 N KEELER AVE, CHICAGO, Illinois 60639

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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 incumbered 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 FOREVER DEFEND**.

FIRST AMERICAN TITLE order # 2514858  
10/1

S Y  
P 3  
S N  
SC Y  
INT Y

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and attested by its Assistant Secretary, the day and year first above written.

NATIONSTAR MORTGAGE LLC



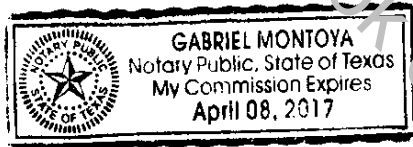
BY [Signature]

STATE OF TEXAS, COUNTY OF DENTON ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HERBY CERTIFY, that the above signed, personally known to me to be the same person(s) whose names(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of APRIL, 2015.

[Signature] (Notary Public)



**Prepared By:** RENEE MELTZER KALMAN  
20 NORTH CLARK STREET # 1200  
CHICAGO, Illinois 60602

**Mail To:**  
JEREMY KROLL  
P.O. BOX 59708  
CHICAGO, Illinois 60659

**Name & Address of Taxpayer:**  
JEREMY KROLL  
1810 N KEELER AVE  
CHICAGO, Illinois 60639

REAL ESTATE TRANSFER TAX		08-Jun-2015
	CHICAGO:	750.00
	CTA:	300.00
	<b>TOTAL:</b>	<b>1,050.00</b>

13-34-411-038-0000 | 20150401681613 | 1-772-158-336

REAL ESTATE TRANSFER TAX		08-Jun-2015
	COUNTY:	50.00
	ILLINOIS:	100.00
	<b>TOTAL:</b>	<b>150.00</b>

13-34-411-038-0000 | 20150401681613 | 1-500-478-848

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**LOT 27 (EXCEPT THE SOUTH 2 FEET THEREOF) AND LOT 28 IN BLOCK 13 IN GARFIELD, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

1810 North Keeler Avenue  
Chicago, IL 60639

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_**