

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
(CORPORATION TO CORPORATION)
ILLINOIS

THIS INDENTURE, made this _____ day of August, 2015, between **CHAMPION MORTGAGE COMPANY**, a corporation duly authorized to transact business in the State of ILLINOIS, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid and pursuant to authority of the Board of Directors of said corporation, CONVEYS and WARRANTS to **Nationstar HECM Acquisition Trust 2015-1, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee**, having its principal office at the following address: 8950 Cypress Waters Blvd., Coppell, TX 75019, the following described Real Estate situated in the **County of Cook and the State of Illinois** known and described as follows, to wit:



Doc#: 1526119015 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/18/2015 09:24 AM Pg: 1 of 3

LOT 36 IN JOHN R. McCABE'S SUBDIVISION OF BLOCK 20 IN GEORGE G. STREET'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17 AND THE NORTH 20 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in anywise appertaining, and the reversions, remainder 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

PERMANENT REAL ESTATE INDEX NUMBER(S): 25-20-207-020-0000

ADDRESS OF REAL ESTATE: 1050 WEST 112TH STREET, CHICAGO, IL 60643

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

PLACE CORPORATE SEAL

CHAMPION MORTGAGE COMPANY

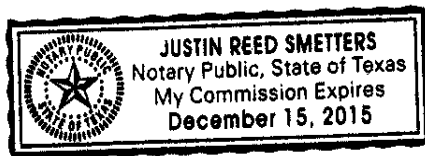
By: Erika Kasprzak Erika Kasprzak
 Attest: Melanie Harris Assistant Secretary
 Assistant Secretary 8/31/15

STATE OF Texas)
 COUNTY OF Dallas)

)Ss

I, Justin Reed Smetters, a notary public in and for said County and State aforesaid, DO HEREBY CERTIFY that Erika Kasprzak known to me to be the Assistant Secretary of CHAMPION MORTGAGE COMPANY, a company, known to me to be the Assistant Secretary of said corporation, and known to me to be the same persons whose names are subscribed to the foregoing 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 31 day of August, 2015.



Melanie Harris
 NOTARY PUBLIC

This Instrument was prepared by and mail to:
 PIERCE & ASSOCIATES, P.C., 1 North Dearborn, Suite 1300, Chicago, Illinois 60602

PLEASE SEND SUBSEQUENT TAX BILLS TO:
 Nationstar HECM Acquisition Trust 2015-1, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee
 8950 Cypress Waters Blvd., Coppell, TX 75019

Re: 1050 WEST 112TH STREET
 CHICAGO, IL 60643
 12-19699

City of Chicago
 Dept. of Finance
 694554



Real Estate
 Transfer
 Stamp

9/17/2015 9:08
 55077

\$0.00

Batch 10,525,809

"Exempt under provisions of Paragraph L
 Section 4, Real Estate Transfer Tax Act."
 Date 9/17/15 Bar
 Buyer or Seller or Representative

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of 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 September 17, 2015

Signature: _____

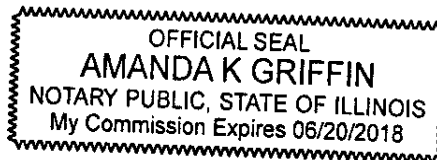
[Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said _____ Agent

This 17, day of September, 2015

Notary Public _____



The **grantee** or 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.

Date September 17, 2015

Signature: _____

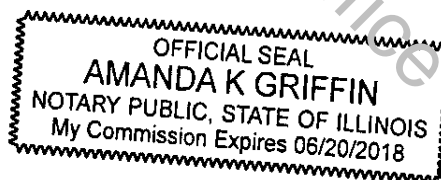
[Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said _____ Agent

This 17, day of September, 2015

Notary Public _____



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.)