

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THE GRANTOR, Champion Mortgage Company

Doc#: 1600408185 Fee: \$70.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/04/2016 11:58 AM Pg: 1 of 2

Dec ID 20151101643468  
ST/CO Stamp 1-047-196-736 ST Tax \$35.50 CO Tax \$17.75  
City Stamp 0-387-576-896 City Tax: \$372.75

A corporation created and existing by virtue of the laws of the State of Delaware, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 9th day of Nov, 2015, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Jacek Pedowski, 3931 N. Panama, Chicago, IL 60634

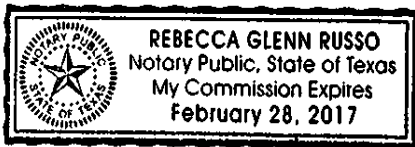
The following described real estate situated in the County of Cook and State of Illinois, to wit:  
LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant 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 said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to:

PERMANENT REAL ESTATE NUMBER: 25-03-400-011-0000

ADDRESS OF REAL ESTATE 427 East 91st Street, Chicago, IL 60619

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents, the day and year written above.



Champion Mortgage Company

Danielle Armstrong  
Danielle Armstrong  
Assistant Secretary

STATE OF Texas  
COUNTY OF Dallas

I, Rebecca Glenn Russo, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Danielle Armstrong personally known to be signing for Nationstar Mortgage LLC d/b/a Champion Mortgage Company and personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and caused the corporate seal of the aforesaid corporation to be affixed thereto, pursuant to authority given by said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation.

Given under my hand and official seal, this 9th day of Nov, 2015  
Commission expires 2/28, 2015 Rebecca Glenn Russo  
NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004

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## LEGAL DESCRIPTION

Lot 11 in Block 43 in S.E. Gross\* Fourth Addition to Dauphin Park, in Section 3, Township 37 North, Range 14, a Subdivision of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 and all that part of the Northwest 1/4 of the Southeast 1/4 lying Northeast of the right of way of the C. and W.I.R.R. and all that part of the Northeast 1/4 of the Southwest 1/4 lying Northeast of the right of way of the C. & W.I.R.R., all in Section 3, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

427 East 91<sup>st</sup> Street  
Chicago, IL 60619

Mail to:

Chris Koczwarra  
5832 S. Archer Ave  
Linden Ave Ste  
Chicago, IL 60638

Send Subsequent Tax Bills To:

Jacek Pedański  
3931 N. Parmara  
Chicago IL

Property of Cook County Clerk's Office