

UNOFFICIAL COPY

2016-00250-PT
SPECIAL WARRANTY DEED
JOINT TENANCY
Statutory (Illinois)
(Corporation to Individual)



Doc#: 1611649057 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/25/2016 09:19 AM Pg: 1 of 2

MAIL TO:

~~Roger Tsang
Law Office of Roger Tsang P.C.
2912 S. Wentworth Avenue
Chicago, IL 60616-2838~~

MinLi Zhou
4322 S. Talman
Chicago, IL 60632
NAME & ADDRESS OF TAXPAYER:

MinLi Zhou and Chieh Ying Wang
~~4921 S. Wood St.~~ 4322 S. TALMAN
Chicago, IL ~~60609~~ 60632

THE GRANTOR, NATIONSTAR MORTGAGE LLC, a corporation created and existing under and by virtue of the laws of the State of Texas and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to, MinLi Zhou and Chieh Ying Wang, 4322 S. Talman Ave., Chicago, IL 60632, party of the second part, not as Tenants in Common, but as Joint Tenants, all interest in the following described Real Estate situated in Cook County and the State of Illinois, to wit: * Wife and Husband


LOT 42 IN BLOCK 45 IN THE CHICAGO UNIVERSITY SUBDIVISION AND THE NORTH 1/2 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the 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 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, their 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, 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 defend, subject to:



The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Index No.(s): 20-07-220-006-0000
Property Address: 4921 S. Wood St., Chicago, IL 60609

REAL ESTATE TRANSFER TAX		22-Apr-2016
	CHICAGO:	187.50
	CTA:	75.00
	TOTAL:	262.50 *

20-07-220-006-0000 | 20160401691263 | 0-304-841-024

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		22-Apr-2016
	COUNTY:	12.50
	ILLINOIS:	25.00
	TOTAL:	37.50

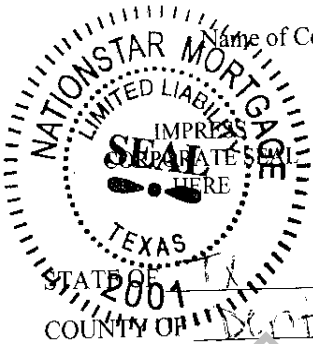
20-07-220-006-0000 | 20160401691263 | 1-180-307-776

PREMIER TITLE

2

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its X Will President, and attested by its X Asst. Secretary, this X 5 day of X April, 20 14.



Name of Corporation: Nationstar Mortgage LLC

By X _____ President

ATTEST: X _____ Patricia McCutchen
Secretary Assistant Secretary

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

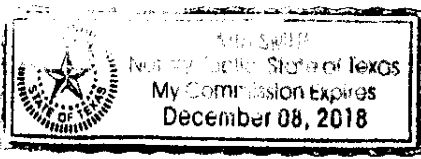
STATE OF TX)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT X Anselmo Lindoerg Oliver personally known to me to be the X Will President of the Nationstar Mortgage LLC and X Patricia McCutchen personally known to me to be the X Asst. Secretary of said corporation, and personally 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 as such X Will President and X Asst. Secretary, they signed and delivered the said instrument and caused the corporate seal 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 X 5 day of X April, 20 14

X _____ Notary Public

My commission expires X 12-8-18



COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph __, Section 4,
Real Estate Transfer Act
Date: _____
Signature: _____

Prepared by:
Anselmo Lindoerg Oliver LLC
1771 W. Diehl, Ste. 120
Naperville, IL 60563

Property Address: 4921 S. Wood St., Chicago, IL 60609

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE591B

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111