

UNOFFICIAL COPY



Doc#: 1613142074 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/10/2016 10:59 AM 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 29 day of March 2016, 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 Jerry Zanayed, 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, Jerry Zanayed and his 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, 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, Jerry Zanayed and his 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 Jerry Zanayed and his 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: 16-02-210-040-0000

Address of the Real Estate: 3320 W Beach Ave, Chicago, IL 60651

S
P
S
SC
INT

Y
3
N
Y
D

FIRST AMERICAN TITLE
FILE # 2605659

UNOFFICIAL COPY

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~~

By: Patricia McCutchen

Property of Cook County Clerk's Office

MAIL TO:

Jerry Zanayed
6959 N Dowagiac
Chicago, IL 60646

SEND SUBSEQUENT TAX BILLS TO:

Jerry Zanayed
6959 N Dowagiac
Chicago, IL 60646

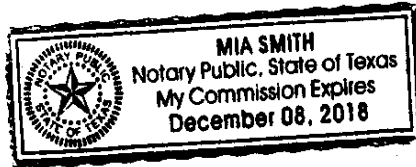
STATE OF TX
Denton COUNTY

On this date, before me personally appeared Patricia McCutchen, 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 TX aforesaid, this 21 day of March, 2016.

Mia Smith
Notary Public

My term Expires: 12-8-18



REAL ESTATE TRANSFER TAX 28-Apr-2016

CHICAGO:	2,400.00
CTA:	960.00
TOTAL:	3,360.00 *

16-02-210-040-0000 | 20160401692417 | 1-980-191-040

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

REAL ESTATE TRANSFER TAX

COUNTY:	160.00
ILLINOIS:	320.00
TOTAL:	480.00

16-02-210-040-0000 | 20160401692417 | 0-382-619-968

UNOFFICIAL COPY

Exhibit A

LOT 42 (EXCEPT THE WEST 3 FEET THEREOF) AND THE WEST 6 FEET OF LOT 43 IN D.F. ANDERSON'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office