

UNOFFICIAL COPY

Doc#: 1615557071 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/03/2016 10:43 AM Pg: 1 of 3

Dec ID 20160501609419
ST/CO Stamp 0-403-732-800 ST Tax \$186.00 CO Tax \$93.00
City Stamp 1-867-233-600 City Tax: \$1,953.00

Commitment Number: #IL1-1500082 *Rm*

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg IL 60173

After Recording Return To:
WAPP Ventures LLC
90 Alton Rd., Suite 203
Miami, FL 33139

Mail Tax Statements To: WAPP Ventures LLC; 90 Alton Rd., Suite 203, Miami, FL 33139

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-04-309-035-0000

SPECIAL WARRANTY DEED

Nationstar Mortgage, LLC, whose mailing address is 8950 Cypress Water Blvd., Coppell, TX 75019, hereinafter grantor, for \$185,850.00 (One Hundred Eighty Five Thousand Eight Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to WAPP Ventures LLC, hereinafter grantee, whose tax mailing address is 90 Alton Rd., Suite 203, Miami, FL 33139, the following real property:

Lot 18 in Block 1 in Elston Central Bryn Mawr Subdivision of Lot 8 of Kay's Subdivision of the Southwest Fractional Quarter of Section 4, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address is: 5618 N. Luna Ave., Chicago, IL 60646

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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **1518329082**

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Executed by the undersigned on 5-19-16 :

~~Nationstar Mortgage, LLC~~ By Nationstar Mortgage, LLC as its Attorney in Fact

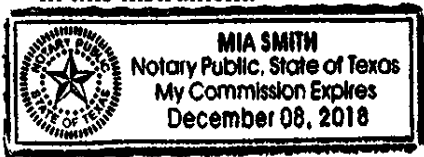
By: _____

Name: Patricia McCutchen

Its: Assistant Secretary

STATE OF TX
COUNTY OF Denton

The foregoing instrument was acknowledged before me on 5-19-16, by Patricia McCutchen its Assistant Secretary on behalf of **Nationstar Mortgage, LLC By Nationstar Mortgage, LLC as its attorney in fact**, who has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Signature]
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative