

# UNOFFICIAL COPY

Doc#: 1624355058 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/30/2016 09:50 AM Pg: 1 of 3

Dec ID 20160801648197  
ST/CO Stamp 0-418-720-576 ST Tax \$95.00 CO Tax \$47.50

Commitment Number # IL1-1500444 RM

This instrument prepared by:  
Segel Law Group, Inc.  
1827 Walden Office Square, Suite #50  
Schaumburg IL 60173

After Recording Return To:  
James Gerace  
3823 Gladys Ave.  
Bellwood, IL 60104

Mail Tax Statements To: **James Gerace**; 3823 Gladys Ave., Bellwood, IL 60104

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**15-16-114-031-0000**

## SPECIAL WARRANTY DEED

Nationstar Mortgage, LLC, whose mailing address is 8950 Cypress Water Blvd., Coppell, TX 75019, hereinafter grantor, for \$94,705.00 (Ninety Four Thousand Seven Hundred Five Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to James Gerace, hereinafter grantee, whose tax mailing address is 10555 Cermak Rd., Westchester, IL 60154, the following real property:

**Lot 235 in Willim Zeloksy's Harrison Street "L" Station Subdivision of the Southwest 1/4 of the Northwest 1/4 of Section 16, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.**

**Property Address is: 3823 Gladys Ave., Bellwood, IL 60104**

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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: **1612634055**

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Commitment Number# IL1-1500444

Executed by the undersigned on July 12, 2016

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

By: [Signature]

Name: Florika Baldwin

Its: Asst. Secretary

STATE OF Colorado

COUNTY OF Douglas

The foregoing instrument was acknowledged before me on July 12, 2016, by Florika Baldwin its Asst. 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)

E: 10641 \$475.00 Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Buyer, Seller or Representative

MICHELLE PATRISE WILLIAMS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20144022738  
MY COMMISSION EXPIRES JUNE 6, 2018