

# UNOFFICIAL COPY

Doc#: 1702322073 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/23/2017 10:39 AM Pg: 1 of 4

Dec ID 20170101699916  
ST/CO Stamp 0-747-588-800 ST Tax \$37.50 CO Tax \$18.75



Commitment Number: 16ST06438 *RM*

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

After Recording Return To:

Marcia Hawkins-Perez

~~240 Manchester, 288~~

~~Eules, TX 76039~~

*10002 S. Pulaski Rd  
Unit 108  
Oak Lawn IL 60453*

Mail Tax Statements To: **Marcia Hawkins-Perez**; 240 Manchester, 288, Eules, TX 76039

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**24-10-407-058-1002**

## SPECIAL WARRANTY DEED

U.S. Bank National Association, as Indenture Trustee for CIM Trust 2015-4AG Mortgage-Backed Notes, Series 2015-4AG, whose mailing address is 8950 Cypress Water Blvd., Coppell, TX 75019, hereinafter grantor, for \$37,500.00 (Thirty Seven Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Marcia Hawkins-Perez**, hereinafter grantee, whose tax mailing address is **240 Manchester, 288, Eules, TX 76039**, the following real property:

**Unit 108 as delineated on survey of the following described Parcel of real estate hereinafter referred to as 'Parcel'):**

**Lots 1 to 6, inclusive, and the North 3 1/2 feet of Lot 7 and East 1/2 of vacated alley West of adjoining said Lots 1 to 6 and said North 3 1/2 feet of Lot 7, in Block 1 in Charles Wadworth's Subdivision of the East 661.05 feet of the South 120 acres of the Southeast 1/2**

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**Section 10, Township 37 North, Range 13, East of the Third Principal Meridian, which survey is attached as Exhibit 'A' to Declaration made by Marquette National Bank, as Trustee under Trust no. 5901 recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as document 22866854; together with and undivided percentage interest in said Parcel (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey), in Cook County, Illinois.**

**Property Address is: 10002 S. Pulaski, UN108, Oak Lawn, IL 60453**

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: **1622345032**

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Executed by the undersigned on Jan 6, 2017

**U.S. Bank National Association, as Indenture Trustee for CIM Trust 2015-4AG  
Mortgage-Backed Notes, Series 2015-4AG**

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

By: [Signature]  
Name: Florence Baldwin  
Its: Asst Secretary

Village of Oak Lawn Real Estate Transfer Tax \$100 02138

Village of Oak Lawn Real Estate Transfer Tax \$50 03344

Village of Oak Lawn Real Estate Transfer Tax \$20 02166

Village of Oak Lawn Real Estate Transfer Tax \$20 02165

STATE OF Colorado  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on Jan 6, 2017, by Florence Baldwin its Asst Secretary on behalf of U.S. Bank National Association, as Indenture Trustee for CIM Trust 2015-4AG Mortgage-Backed Notes, Series 2015-4AG 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

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Jan 6, 2017

[Signature]  
Signature of Grantor or Agent

Subscribed and sworn to before

Me by the said Asst Secretary  
this 6 day of January,  
2017.

NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date Jan 12, 2017

[Signature]  
Signature of Grantee or Agent

Subscribed and sworn to before

Me by the said [Signature]  
This 12 day of Jan,  
2017.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)