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Doc#. 1712217057 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/02/2017 01:44 PM Pg: 1 of 3

Dec ID 20170301620810
ST/CO Stamp 1-044-840-128 ST Tax \$488.50 CO Tax \$244.25

Commitment Number # 16ST08831RM

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

After Recording Return To:
SK Investment Group, LLC
21745 S Moni Drive, 1
New Lenox, IL 60451

Mail Tax Statements To: SK Investment Group, LLC; 21745 S Moni Drive, 1, New Lenox, IL 60451

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
23-27-417-009-0000

SPECIAL WARRANTY DEED

Nationstar Mortgage LLC, whose mailing address is **8950 Cypress Water Blvd., Coppell, TX 75019**, hereinafter grantor, for **\$488,250.00 (Four Hundred Eighty Eight Thousand Two Hundred Fifty Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **SK Investment Group, LLC**, hereinafter grantee, whose tax mailing address is **21745 S Moni Drive, 1, New Lenox, IL 60451**, the following real property:

Lot 2 in Zimmerman's Subdivision, being a Resubdivision of Block 6 in Monson's and Co's Fourth Palos Park Subdivision, in the South East 1/4 of the South East 1/4 of Section 27, Township 37 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Property Address is: 12601 Southwest Hwy., Palos Park, IL 60464

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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 grantees forever.

Prior instrument reference: **170334054**

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Commitment Number#16ST08831

Executed by the undersigned on March 8, 2017

Nationstar Mortgage, LLC as its Attorney in Fact
By: [Signature]

Name: Florika Baldwin
Assistant Secretary

Its: _____

STATE OF Colorado
COUNTY OF Douglas
The foregoing instrument was acknowledged before me on March 8, 2017, by Florika Baldwin its Asst. Secretary on behalf of 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.

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

[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

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