

UNOFFICIAL COPY

Doc#. 1715917053 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/08/2017 11:11 AM Pg: 1 of 3

Dec ID 20170301630091
ST/CO Stamp 0-474-909-120 ST Tax \$16.00 CO Tax \$8.00



Commitment Number: 17ST001532

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

After Recording Return To:
A Plus Development Corporation
9530 S. Princeton
Chicago, IL 60628

Mail Tax Statements To: **A Plus Development Corporation**; 9530 S. Princeton, Chicago, IL 60628

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
30-20-401-039-0000**

SPECIAL WARRANTY DEED

The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A., as Trustee of GSRPM Mortgage Pass-Through Certificates, Series 2003-1, whose mailing address is 8950 Cypress Water Blvd., Coppel, TX 75019, hereinafter grantor, for \$15,640.00 (Fifteen Thousand Six Hundred Forty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to A Plus Development Corporation, hereinafter grantee, whose tax mailing address is 9530 S. Princeton, Chicago, IL 60628, the following real property:

Lot 7 (except the North 5 feet thereof) and the North 12.5 feet of Lot 8 in Block 5 in Shirleywood, being a Subdivision of part of the Southeast Fractional 1/4 and part of the Northeast Fractional 1/4 of Section 20, Township 36 North, Range 15 East of the Third

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Commitment Number# 17ST00153

Principal Meridian, according to the Plat thereof recorded July 21, 1927 as Document 9724366, in Cook County, Illinois.

Property Address is: 1416 Shirley Dr, Calumet City, IL, 60409

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: **1633706143**

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Commitment Number#17ST00153


Executed by the undersigned on 3.29.17

The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A., as Trustee of GSRPM Mortgage Pass-Through Certificates, Series 2003-1 By Nationstar Mortgage, LLC as its Attorney in Fact

By: Natalie Brown

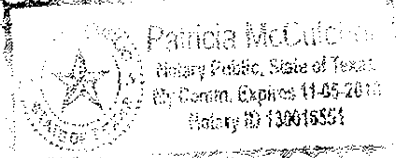
Name: Natalie Brown

Its: Assistant Secretary

REAL ESTATE TRANSFER TAX
 50784 5/25/17
 Calumet City • City of Homes \$ 104

STATE OF Texas
COUNTY OF Denton

The foregoing instrument was acknowledged before me on 3.29.17, by Natalie Brown its Assistant Secretary on behalf of **The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A., as Trustee of GSRPM Mortgage Pass-Through Certificates, Series 2003-1 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.



Notary Public Patricia McCutchen


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

REAL ESTATE TRANSFER TAX
 50783 5/25/17
 Calumet City • City of Homes \$ 104