

# UNOFFICIAL COPY

Doc#. 1717108025 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/20/2017 11:33 AM Pg: 1 of 3

Dec ID 20170501658805  
ST/CO Stamp 0-309-093-824 ST Tax \$352.00 CO Tax \$176.00

Commitment Number: 17ST01752Rm

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

After Recording Return To:  
Vasant Patel  
5344 Lee Street  
Skokie, IL 60077

Mail Tax Statements To: **Vasant Patel**; 5344 Lee Street, Skokie, IL 60077

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**06-27-412-011-0000**

## SPECIAL WARRANTY DEED

Wells Fargo Bank, National Association, as Trustee for Banc of America Funding Corporation, Mortgage Pass-Through Certificates, Series 2006-C, whose mailing address is 8950 Cypress Water Blvd., Coppell, TX 75019, hereinafter grantor, for \$351,750.00 (Three Hundred Fifty One Thousand Seven Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Vasant Patel**, hereinafter grantee, whose tax mailing address is **5344 Lee Street, Skokie, IL 60077**, the following real property:

**LOT 27 IN MARQUETTE WOODS, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 2003 AS DOCUMENT 0030492465, IN COOK COUNTY, ILLINOIS.**

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**Property Address is: 6 Cranberry Court, Streamwood, IL, 60107**

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: **1703013030**

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Commitment Number#17ST01752

Executed by the undersigned on May 22nd, 2017 :

**Nationstar Mortgage, LLC as its Attorney in Fact for Wells Fargo Bank, National Association, as Trustee for Banc of America Funding Corporation, Mortgage Pass-Through Certificates, Series 2006-C**

By: Natalie Brown

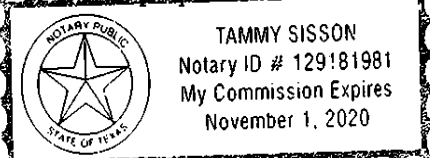
Name: Natalie Brown

Its: Asst Secretary



STATE OF Texas  
COUNTY OF Denton

The foregoing instrument was acknowledged before me on May 22nd, 2017, by Natalie Brown its Asst Secretary on behalf of **Nationstar Mortgage, LLC as its attorney in fact for Wells Fargo Bank, National Association, as Trustee for Banc of America Funding Corporation, Mortgage Pass-Through Certificates, Series 2006-C**, who has produced personally known 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

