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Doc#: 1717455150 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/23/2017 11:35 AM Pg: 1 of 3

Dec ID 20170601668139
ST/CO Stamp 1-777-604-032 ST Tax \$78.00 CO Tax \$39.00
City Stamp 1-482-823-104 City Tax: \$819.00

Commitment Number 16ST08214 RM

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 400
Schaumburg IL 60173

After Recording Return To:
Seem Group LLC
8310 Moody Ave
Chicago, IL 60459

Mail Tax Statements To: Seem Group LLC; 8310 Moody Ave, Chicago, IL 60459

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
26-17-131-054-0000

SPECIAL WARRANTY DEED

U.S. Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2006-18N, whose mailing address is 8950 Cypress Water Blvd., Coppell, TX 75019, hereinafter grantor, for \$77,669.55 (Seventy Seven Thousand Six Hundred Sixty Nine Dollars and Fifty Five Cents) in consideration paid, grants with covenants of special warranty to Seem Group LLC, hereinafter grantee, whose tax mailing address is 8310 Moody Ave, Chicago, IL 60459, the following real property:

Lot 109 in Fair Elms Second Addition, being a Resubdivision of Lots 1 to 24 inclusive in Block 1 and Lots 1 to 48 inclusive in Block 8, in the Subdivision of the Southeast 1/4 of the Northwest 1/4 of fractional Section 17, Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address is: 10923 S. Avenue G, Chicago, IL, 60617

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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: ~~1626~~/10176

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Commitment Number#16ST08214

Executed by the undersigned on 6/6/2017:

Nationstar Mortgage, LLC as its Attorney in Fact for U.S. Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2006-18N

By: [Signature]
Name: Patricia McCutchen
Its: Assistant Secretary

STATE OF Texas
COUNTY OF Denton

The foregoing instrument was acknowledged before me on June 6, 2017, by Patricia McCutchen its Assistant Secretary on behalf of **Nationstar Mortgage, LLC as its attorney in fact for U.S. Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2006-18N**, 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.

Natalie Brown
Notary Public Natalie Brown

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

