

# UNOFFICIAL COPY

Doc#. 1722946322 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/17/2017 01:41 PM Pg: 1 of 3

Dec ID 20170701698800  
ST/CO Stamp 2-083-886-016 ST Tax \$48.00 CO Tax \$24.00  
City Stamp 0-512-123-840 City Tax: \$504.00

Commitment Number # 17ST04491 *RM*

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

After Recording Return To:  
Niles Construction LLC  
2 University Plaza Dr, 210  
Hackensack, NJ 07601

Mail Tax Statements To: Niles Construction LLC; 2 University Plaza Dr, Hackensack, NJ 07601

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**20-35-112-007-0000**

## SPECIAL WARRANTY DEED

**HSBC Bank USA, National Association, as Trustee for Ellington Loan Acquisition Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2, whose mailing address is 8950 Cypress Water Blvd., Coppell, TX 75019, hereinafter grantor, for \$47,972.00 (Forty Seven Thousand Nine Hundred Seventy Two Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Niles Construction LLC, hereinafter grantee, whose tax mailing address is 2 University Plaza Dr, Hackensack, NJ 07601, the following real property:**

**Lot 4 (except the North 3 feet 10 inches thereof) and the North 2 feet 5 inches of Lot 5 in E. B. Shogren and Company's Avalon Highlands Subdivision in the North West 1/4 of Section 35, Township 38 North Range 14, East of the Third Principal Meridian according to the thereof recorded as document 6,751,064 in Cook County, Illinois.**

**Property Address is: 8021 S Dobson Ave, Chicago, IL 60619**

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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: 1712345069

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Commitment Number#17ST04491

Executed by the undersigned on July 28, 2017 :

**Nationstar Mortgage, LLC as its Attorney in Fact for HSBC Bank USA, National Association, as Trustee for Ellington Loan Acquisition Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2**

By: 

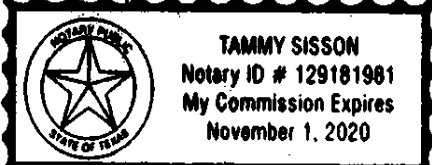
Name: Angilia Wallace

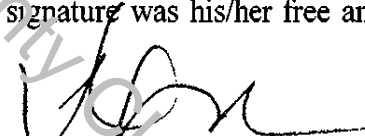
Its: Asst Secretary



STATE OF Texas  
COUNTY OF Denton

The foregoing instrument was acknowledged before me on July 28th, 2017, by Angilia Wallace its Asst Secretary on behalf of **Nationstar Mortgage, LLC as its attorney in fact for HSBC Bank USA, National Association, as Trustee for Ellington Loan Acquisition Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2**, 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.



  
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