

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THE GRANTOR, Nationstar Mortgage LLC d/b/a Champion Mortgage Company

Doc#: 1724946152 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/06/2017 10:31 AM Pg: 1 of 2

Dec ID 20170801614083  
ST/CO Stamp 0-100-944-832 ST Tax \$49.00 CO Tax \$24.50  
City Stamp 1-878-838-208 City Tax: \$514.50

A corporation created and existing by virtue of the laws of the State of CA, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority given by the Board of Directors of said corporation, does, on this 15th day of August, 2017, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Cristian Mauricio Moreno Palacios, 6018 W. Henderson St., Chicago, IL 60634

The following described real estate situated in the County of Cook and State of Illinois, to wit:  
LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner incumbered, or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to: none

PERMANENT REAL ESTATE NUMBER: 20 25 112-031-0000

ADDRESS OF REAL ESTATE 7256 South Cornell Avenue, Chicago, IL 60649

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, the day and year written above.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness accuracy, or validity of that document

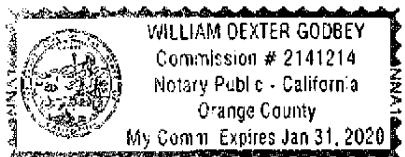
[Signature] LRES as Attorney in Fact for Nationstar Mortgage LLC d/b/a Champion Mortgage Company

STATE OF California  
COUNTY OF Orange

William Dexter Godbey, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Simon Cap personally known to be signing for LRES as Attorney in Fact for Nationstar Mortgage LLC d/b/a Champion Mortgage Company and personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and caused the corporate seal of the aforesaid corporation to be affixed thereto, pursuant to authority given by said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation.

Given under my hand and official seal, this 15th day of August, 2017  
Commission expires Jan 31 2020  
[Signature]  
NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004



AT 17570056 RM

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## LEGAL DESCRIPTION

The South 5 feet of Lot 19 and the North 24 feet of Lot 20 in the Subdivision of Lot 7 in Conrad Selpp's Subdivision of the West 1/2 of the Northwest 1/4 of Section 25, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

7256 South Cornell Avenue  
Chicago, IL 60649

Property of Cook County Clerk's Office

Mail to:

Christian Palacios  
6018 W. Henderson St.  
Chicago, Il. 60649

Send Subsequent Tax Bills To:

Cristian Palacios  
6018 W. Henderson St.  
Chicago, Il. 60649