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Doc#: 1729646473 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/23/2017 01:03 PM Pg: 1 of 3

Dec ID 20171001640452
ST/CO Stamp 0-556-204-064 ST Tax \$537.00 CO Tax \$268.50
City Stamp 0-019-333-152 City Tax: \$5,638.50

Commitment Number # 17ST04002 *EM*

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

After Recording Return To:
South Bay Partners LLC
1165 N. Clark St, #700
Chicago, IL 60610

Mail Tax Statements To: **South Bay Partners LLC**; 1165 N. Clark St, #700, Chicago, IL 60610

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14-29-210-057-~~0000~~1002

SPECIAL WARRANTY DEED

HSBC Bank USA, National Association as Trustee for Deutsche Alt-A-Securities, Inc. Mortgage Loan Trust, Series 2006-OA1, Mortgage-Pass-Through Certificates, whose mailing address is **8950 Cypress Water Blvd., Coppell, TX 75019**, hereinafter grantor, for **\$536,550.00 (Five Hundred Thirty Six Thousand Five Hundred Fifty Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **South Bay Partners LLC**, hereinafter grantee, whose tax mailing address is **1165 N. Clark St, #700, Chicago, IL 60610**, the following real property:

Parcel 1: Unit 1S in the 3020 N. Sheffield Condominiums, as delineated on a survey of the following described property: Lots 16 and 17 in the Subdivision of Block 8 in the Subdivision of Lots 2 and 3 in Canal Trustee's Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois which survey is attached to the declaration of condominium recorded as document

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Commitment Number# 17ST04002

number 0625516109, together with an undivided percentage interest in the common elements. Parcel 2: The exclusive right to the use parking space G-7, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document number 0625516109.

Property Address is: 3020 N Sheffield Ave, Unit 1S, Chicago, IL 60657

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: **1713929082**

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Commitment Number#17ST04002

Executed by the undersigned on September 25th, 2017 :

Nationstar Mortgage, LLC as its Attorney in Fact for HSBC Bank USA, National Association as Trustee for Deutsche Alt-A-Securities, Inc. Mortgage Loan Trust, Series 2006-OA1, Mortgage-Pass-Through Certificates.

By: Natalie Brown

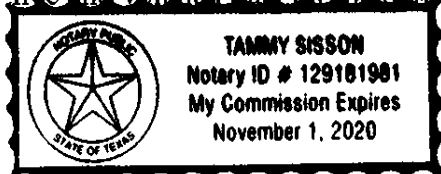
Name: Natalie Brown

Its: Asst Secretary



STATE OF Texas
COUNTY OF Denton

The foregoing instrument was acknowledged before me on September 25th, 2017, by Natalie Brown its Asst Secretary on behalf of **Nationstar Mortgage, LLC as its attorney in fact for HSBC Bank USA, National Association as Trustee for Deutsche Alt-A-Securities, Inc. Mortgage Loan Trust, Series 2006-OA1, Mortgage-Pass-Through Certificates**, 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