

SPECIAL WARRANTY DEED
Statutory (Illinois)
(Corporation to Corporation)

UNOFFICIAL COPY



Doc# 1816210122 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/11/2018 02:51 PM PG: 1 OF 2

MAIL TO:

SingleSource Property Solutions
1000 Noble Energy Drive, Suite 300
Canonsburg, PA 15317

NAME & ADDRESS OF TAXPAYER:

MK Construction & Builders Inc.
2000 N. Milwaukee Avenue
Chicago, IL 60647

THE GRANTOR, NATIONSTAR HECM ACQUISITION TRUST 2018-1, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE, a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to,

MK Construction & Builders Inc.

a corporation created and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 2000 N. Milwaukee Avenue, Chicago, IL 60647 the following described Real Estate situated in Cook County and in the State of Illinois, to wit:

THE SOUTH 1 FOOT OF LOT 19, AND LOT 20 AND THE NORTH 5 FEET OF LOT 21 IN THE RESUBDIVISION OF BLOCK 108 IN CORNELL IN SECTIONS 26 AND 35, TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: to have and to hold the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Index No.(s): 20-35-106-049-0000

Property Address: 7954 S. Woodlawn Avenue, Chicago, IL 60619

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FIRST AMERICAN TITLE
FILE # 2923867

324

REAL ESTATE TRANSFER TAX		06-Jun-2018
	CHICAGO:	382.50
	CTA:	153.00
	TOTAL:	535.50 *
20-35-106-049-0000 20180501686618 1-846-264-608		
* Total does not include any applicable penalty or interest due.		
REAL ESTATE TRANSFER TAX		06-Jun-2018
	COUNTY:	25.50
	ILLINOIS:	51.00
	TOTAL:	76.50
20-35-106-049-0000 20180501686618 0-601-456-928		

In Witness Whereof, said Grantor, has caused its name to be signed to the presents by its Authorized Signatory, this 27th day of May, 2018. Asst. Secretary

Name of Corporation: NATIONSTAR HECM ACQUISITION TRUST 2018-1, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE by Nationstar Mortgage, LLC d/b/a Champion Mortgage Company, as attorney in fact

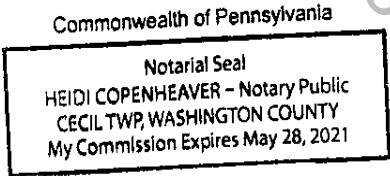
By [Signature] Authorized Signatory

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF Pennsylvania)
COUNTY OF Washington)SS

On this, the 27th day of May, 2018, before me, a Notary Public, the authorized signatory, personally appeared Sallynn Williams, who acknowledged to be the Asst Secretary of Nationstar Mortgage, LLC d/b/a Champion Mortgage, as attorney in fact for NATIONSTAR HECM ACQUISITION TRUST 2018-1, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE and that in such capacity and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as its Asst. Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



[Signature] Notary Public
My commission expires 5/28/2021

COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph ____, Section 4,
Real Estate Transfer Act
Date: _____
Signature: _____

Prepared by:
Anselme Lindberg & Associates LLC
1771 W. Diehl Ste 120
Naperville, IL 60563

Property Address: 7954 S. Woodlawn Avenue, Chicago, IL 60619

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE591B