

UNOFFICIAL COPY

Doc#: 1823219350 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/20/2018 11:29 AM Pg: 1 of 3

Dec ID 20180801655620
ST/CO Stamp 0-422-436-640 ST Tax \$29.50 CO Tax \$14.75
City Stamp 1-764-613-920 City Tax: \$309.75

Commitment Number 18ST01785 NR

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

After Recording Return To:
Anticio Duke
1723 W. Devon Ave, Unit 607031
Chicago, IL 60660

Mail Tax Statements To: **Anticio Duke**, 1723 W. Devon Ave, Unit 607031, Chicago, IL 60660.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
21-30-104-042-1019

SPECIAL WARRANTY DEED

Nationstar Mortgage LLC d/b/a Mr. Cooper, whose mailing address is 8950 Cypress Water Blvd., Coppell, TX 75019, hereinafter grantor, for \$29,500.00 (Twenty Nine Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Anticio Duke, hereinafter grantee, whose tax mailing address is 1723 W. Devon Ave, Unit 607031, Chicago, IL 60660, the following real property:

Parcel 1: Unit No. 7215 1-B in the Silver Coast Citadel Condominium as delineated on a survey of the following described real estate: Lots 5 and 6 (except from each of the said Lots 5 and 6, the Easterly 33 feet taken for Phillips Avenue and except the South 2 feet of said Lot 6) in Division 4 in South Shore Subdivision of the North Fractional ~~1/2~~ ^{1/3} of Fractional Section 30, Township 38 North, Range 15, East of the Third Principal Meridian, together with a Resubdivision of Lots 1, 2, 4, 64, 66, 126, 127, and 128 of Division 1 of Westfall's Subdivision of Douglas Tract, which survey is attached as Exhibit "C" to the

UNOFFICIAL COPY

Commitment Number# 18ST01785

001197262

Declaration of Condominium recorded as document number ~~0011187262~~ as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: Easements for the benefit of Parcel 1 for Ingress, Egress, use and enjoyment as created by Declaration of Condominium Ownership, as amended from time to time, recorded as document number 0011197262.

Property Address is: 7215 S. Yates Blvd, Apt. 1B, Chicago, IL 60649.

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.

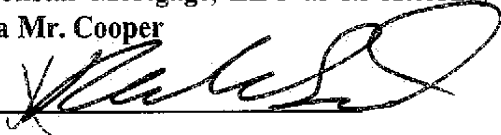
Prior instrument reference: 1812434001

UNOFFICIAL COPY

Commitment Number#18ST01785

Executed by the undersigned on July 12, 2018:

Nationstar Mortgage, LLC as its Attorney in Fact for Nationstar Mortgage LLC
d/b/a Mr. Cooper

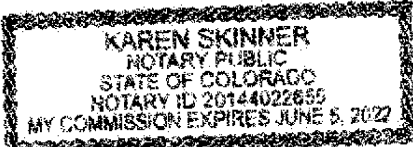
By: 


Name: Rachel Siegel

Its: Assistant Secretary

STATE OF CO
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on JULY 12, 2018 by Rachel Siegel its Asst. Secretary on behalf of Nationstar Mortgage, LLC as its Attorney in Fact for Nationstar Mortgage LLC d/b/a Mr. Cooper who has produced N/A 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