

# UNOFFICIAL COPY

Doc#: 1825718101 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/14/2018 11:56 AM Pg: 1 of 3

Dec ID 20180901678554  
ST/CO Stamp 0-717-041-824 ST Tax \$178.50 CO Tax \$89.25  
City Stamp 1-016-901-792 City Tax: \$1,874.25

Commitment Number: 18ST03398 NR

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

After Recording Return To:  
Weixin Jiang  
3655 S. Marshfield Ave  
Chicago, IL 60609

Mail Tax Statements To: **Weixin Jiang**; 3655 S. Marshfield Ave., Chicago, IL 60609

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**17-31-411-030-0000**

## SPECIAL WARRANTY DEED

**U.S. Bank National Association, as Trustee, Successor in interest to Bank of America, National Association, as Trustee, Successor by Merger to Lasalle Bank**, whose mailing address is **8950 Cypress Water Blvd., Coppell, TX 75019**, hereinafter grantor, for **\$178,500.00 (One Hundred Seventy Eight Thousand Five Hundred Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **Weixin Jiang**, hereinafter grantee, whose tax mailing address is **3655 S. Marshfield Ave., Chicago, IL 60609**, the following real property:

**Lot 11 in Block 26 in Canal Trustees Subdivision of the East 1/2 of Section 31, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

**Property Address is: 3624 South Wood Street, Chicago, IL 60609**

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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: **1820155078**

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Commitment Number#18ST03398

Executed by the undersigned on Aug. 22, 2018

Nationstar Mortgage, LLC as its Attorney in Fact for U.S. Bank National Association, as Trustee, Successor in interest to Bank of America, National Association, as Trustee, Successor by Merger to Lasalle Bank

By: *T Love*

Name: Teresa Love

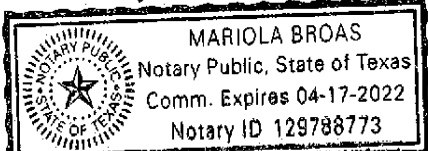
Its: Assistant Secretary

Its: \_\_\_\_\_



STATE OF Tx  
COUNTY OF Denton

The foregoing instrument was acknowledged before me on Aug. 22, 2018 by Teresa Love its Assistant Secretary on behalf of Nationstar Mortgage, LLC as its Attorney in Fact for U.S. Bank National Association, as Trustee, Successor in interest to Bank of America, National Association, as Trustee, Successor by Merger to Lasalle Bank, who has produced \_\_\_\_\_ 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.



*MB*  
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