

# UNOFFICIAL COPY

Doc#: 1836106049 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/27/2018 10:06 AM Pg: 1 of 3

Dec ID 20181201654143  
ST/CO Stamp 0-777-791-136 ST Tax \$67.50 CO Tax \$33.75  
City Stamp 0-422-364-832 City Tax: \$708.75

Commitment Number: 18ST02387NR

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

After Recording Return To:  
Kyana Flanagan  
8134 S. Laflin  
Chicago, IL 60620

Mail Tax Statements To: Kyana Flanagan; 8134 S. Laflin, Chicago, IL 60620

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
20-28-403-027-0000

## SPECIAL WARRANTY DEED

U.S. Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-5H, whose mailing address is 8950 Cypress Water Blvd., Coppell, TX 75019, hereinafter grantor, for \$67,200.00 (Sixty Seven Thousand Two Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Kyana Flanagan, hereinafter grantee, whose tax mailing address is 8134 S. Laflin., Chicago, IL 60620, the following real property:

The South 33 feet 1 and 1/8 inches of the North 66 feet 2 and 1/4 inches of Lot 6 in Block 4 in Stewart's Subdivision of the North Half of the Southeast Quarter of Section 28, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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Property Address is: 7554 S. Wentworth Avenue, Chicago, IL 60620

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: 1808203117

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Commitment Number#18ST02387

Executed by the undersigned on DEC 03 2018 :

Nationstar Mortgage, LLC as its Attorney in Fact for U.S. Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-5H

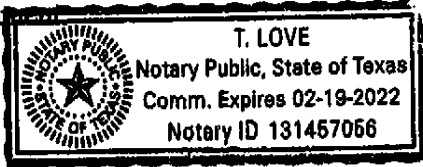
By: Rocio Zambrano

Name: Rocio Zambrano

Its: Assistant Secretary

STATE OF Tx  
COUNTY OF Denton

The foregoing instrument was acknowledged before me on DEC 03 2018, by Rocio Zambrano its Assistant Secretary on behalf of Nationstar Mortgage, LLC as its Attorney in Fact for U.S. Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-5H, who has produced IN PERSON 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.



T. Love  
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