

UNOFFICIAL COPY

Doc#: 1903549317 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/04/2019 01:07 PM Pg: 1 of 3

Dec ID 20181201654854
ST/CO Stamp 1-428-244-896 ST Tax \$37.00 CO Tax \$18.50
City Stamp 0-546-834-848 City Tax: \$413.42

Commitment Number# 17ST04980200

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

After Recording Return To:
~~Karaja Group LLC~~ Chad M. Poznansky, Clark Hill PLC
6118 Roosevelt Rd 130 E. Randolph, Ste 3900
~~Oak Park, IL 60304~~ Chicago, IL 60601

Mail Tax Statements To: ~~Karaja Group LLC~~, 6118 Roosevelt Rd, Oak Park, IL 60304
Wabash Ventures LLC

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
20-26-403-005-0000

SPECIAL WARRANTY DEED

USAA Federal Savings Bank, whose mailing address is 8950 Cypress Water Blvd., Coppell, TX 75019, hereinafter grantor, for ~~\$37,000.00 (Thirty Seven Thousand Dollars and Zero Cents)~~ in consideration paid, grants with covenants of special warranty to ~~Karaja Group LLC~~, hereinafter grantee, whose tax mailing address is 6118 Roosevelt Rd, Oak Park, IL 60304, the following real property:

Situate in the County of Cook, State of Illinois;

Lot five and the East Half of Lot six in Block Thirty Eight in Cornell, said Cornell, being a Subdivision of the West Half of Section 26, the Southeast Quarter of Section 26 (with the exception of the East Half of the Northeast Quarter of said Southeast Quarter of the North

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Half of the Northwest Quarter of the Northeast Quarter of Section 35, all in Township 38 North, Range 14, East of the Third ~~municipal~~ Meridian, in Cook County, Illinois.

Property Address is: 1415 E. 75th, Chicago, IL 60619

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: 1711613050

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Commitment Number#17ST04980

Executed by the undersigned on 10/15/2018:

Nationstar Mortgage, LLC as its Attorney in Fact for USAA Federal Savings Bank

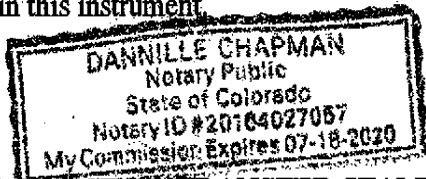
By: Jeannine Hanson

Name: Jeannine Hanson
Assistant Secretary

Its: _____

STATE OF Colorado
COUNTY OF Boulder

The foregoing instrument was acknowledged before me on Oct. 15 2018, by Jeannine Hanson Asst. Sec. on behalf of Nationstar Mortgage, LLC as its Attorney in Fact for USAA Federal Savings 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.



Dannille Chapman
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