

# UNOFFICIAL COPY

Doc#. 1912642093 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/06/2019 01:31 PM Pg: 1 of 3

Dec ID 20190401637362  
ST/CO Stamp 0-108-555-168 ST Tax \$35.50 CO Tax \$17.75



*Dale*

Commitment Number: 19ST00679NR/AD

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

After Recording Return To:  
John Santor and Karen Santor  
851 W. Gunnison, Unit L  
Chicago, IL 60640

Mail Tax Statements To: John Santor and Karen Santor, 851 W. Gunnison, Unit L., Chicago, IL 60640

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**25-29-406-049-0000**

---

## SPECIAL WARRANTY DEED

**Pacific Union Financial, LLC**, whose mailing address is **8950 Cypress Water Blvd., Coppell, TX 75019**, hereinafter grantor, for **\$35,500.00 (Thirty Five Thousand Five Hundred Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **John Santor and Karen Santor**, hereinafter grantee, whose tax mailing address is **851 W. Gunnison, Unit L., Chicago, IL 60640**, the following real property:

*\* as joint tenants*

**Lot 24 and the South 1/2 of Lot 25 in Block 2 in H.C. Gray's Addition to West Pullman, a Subdivision of the 15 acres of the North 26-2/3 acres of the Northeast 1/4 of the Southeast 1/4 of Section 29, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.**

# UNOFFICIAL COPY

Commitment Number# 19ST00679

**Property Address is: 12342 South Green Street, Calumet Park, IL 60827**

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: **1808049111**

Real Estate Transfer Tax  
  
**\$100.00**  
 Calumet Park

Real Estate Transfer Tax  
  
**\$5.00**  
 Calumet Park

Real Estate Transfer Tax  
  
**\$25.00**  
 Calumet Park

Real Estate Transfer Tax  
  
**\$50.00**  
 Calumet Park

# UNOFFICIAL COPY

Commitment Number# 19ST00679

Executed by the undersigned on 3/21/2019

**Nationstar Mortgage, LLC as its Attorney in Fact for Pacific Union Financial, LLC**

By: Jeannine Hanson  
Jeannine Hanson

Name: Assistant Secretary

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

STATE OF Colorado  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on March 21, 2019 by Jeannine Hanson, ASST. SEC. on behalf of Nationstar Mortgage, LLC as its Attorney in Fact for Pacific Union Financial, LLC, 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.

[Signature]  
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

NOEMI TALAMANTES  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174007825  
MY COMMISSION EXPIRES FEBRUARY 21, 2021