

# UNOFFICIAL COPY

Doc#. 1915149077 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/31/2019 10:41 AM Pg: 1 of 3

Dec ID 20190501681652  
ST/CO Stamp 0-425-432-992 ST Tax \$114.50 CO Tax \$57.25  
City Stamp 1-230-739-360 City Tax: \$1,202.25

Commitment Number # 18ST02331NR

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

After Recording Return To:  
Samuel Chavez  
2219 S. Keeler Ave  
Chicago, IL 60623

Mail Tax Statements To: **Samuel Chavez**; 2219 S. Keeler Ave., Chicago, IL 60623

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**16-27-204-013-0000**

## SPECIAL WARRANTY DEED

**HSBC Bank USA, N.A., as Trustee for Luminent Mortgage Trust 2006-5.,** whose mailing address is **8950 Cypress Water Blvd., Coppell, TX 75019,** hereinafter grantor, for **\$114,210.00 (One Hundred Four Thousand Two Hundred Ten Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **Samuel Chavez,** hereinafter grantee, whose tax mailing address is **2219 S. Keeler Ave., Chicago, IL 60623,** the following real property:

**Lot 16 in Swift's Subdivision in the Northeast quarter of Section 27, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.**

**Property Address is: 2219 South Keeler Avenue, Chicago, IL 60623**

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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: **1810818065**

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Commitment Number#18ST02331

Executed by the undersigned on April 30, 2019

**Nationstar Mortgage, LLC as its Attorney in Fact for HSBC Bank USA, N.A., as Trustee for Luminent Mortgage Trust 2006-5**

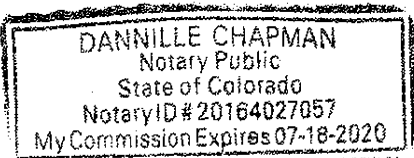
By: Jeannine Hanson

Name: Jeannine Hanson  
Assistant Secretary

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

STATE OF Colorado  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on April 30, 2019 by Jeannine Hanson, Asst. Sec. on behalf of **Nationstar Mortgage, LLC as its Attorney in Fact for HSBC Bank USA, N.A., as Trustee for Luminent Mortgage Trust 2006-5**, 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 Chap  
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