

# UNOFFICIAL COPY

**SPECIAL WARRANTY DEED**  
**Statutory (Illinois)**  
(Corporation to Individual)

**MAIL TO:**

SingleSource Property Solutions  
1000 Noble Energy Drive, Suite 300  
Canonsburg, PA 15317

**NAME & ADDRESS OF TAXPAYER:**

Lorne Gushiniere  
~~9226 S. Perry Avenue~~ 7939 S. Harvard  
Chicago, IL 60620

Doc#: 1920355109 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/22/2019 10:39 AM Pg: 1 of 3

Dec ID 20190701619509  
ST/CO Stamp 0-063-267-936 ST Tax \$57.00 CO Tax \$28.50  
City Stamp 2-046-465-120 City Tax: \$598.50

THE GRANTOR, Nationstar HECM Acquisition Trust 2019-1 Wilmington Savings Fund Society, FSB, not individually, but solely as trustee, a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to, Lorne Gushiniere 7939 S. Harvard, Chicago, IL 60620, party of the second part, all interest in the following described Real Estate situated in Cook County and the State of Illinois, to wit:

LOT 8 IN FREDERICK H. BARTLETT'S SOUTH LASALLE STREET HIGHLANDS, BEING A SUBDIVISION OF THE NORTH 10 ACRES OF THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE EAST HALF 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: to have and to hold the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Index No.(s): 25-04-405-025-0000  
Property Address: 9226 S. Perry Avenue, Chicago, IL 60620

**FIDELITY NATIONAL TITLE**

0C19017691

282

REAL ESTATE TRANSFER TAX		18-Jul-2019
CHICAGO:		427.50
CTA:		171.00
TOTAL:		598.50 *

25-04-405-025-0000 | 20190701619509 | 2-046-465-120  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		18-Jul-2019
COUNTY:		28.50
ILLINOIS:		57.00
TOTAL:		85.50

25-04-405-025-0000 | 20190701619509 | 0-063-267-936

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In Witness Whereof, said Grantor has caused its name to be signed in the presence of its Authorized Signatory, this 1<sup>st</sup> day of July, 20 19.

Name of Corporation: Nationstar HECM Acquisition Trust 2019-1, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee by Nationstar Mortgage LLC as attorney in fact

By [Signature]  
Authorized Signatory

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF Pennsylvania  
COUNTY OF Washington )SS

On this, the 1<sup>st</sup> day of July, 20 19, before me, a Notary Public, the authorized signatory, personally appeared Anselmo Lindberg, who acknowledged to be the Assistant Secretary of Nationstar Mortgage LLC as attorney in fact for Nationstar HECM Acquisition Trust 2019-1, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee and that in such capacity and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as its Attorney in fact.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Signature] Notary Public  
My commission expires May 20, 2020

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Salyann Williams, Notary Public  
Cecil Twp., Washington County  
My Commission Expires May 20, 2020  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES  
Prepared by:  
Anselmo Lindberg & Associates LLC  
771 W. Diehl Ste 120  
Naperville, IL 60563

Property Address: 9226 S. Perry Avenue, Chicago, IL 60620

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE591B

# UNOFFICIAL COPY

TO BE FILED WITH THE COOK COUNTY RECORDER OF DEEDS

## AFFIDAVIT FOR PURPOSE OF ILLINOIS PLAT ACT REQUIREMENTS

THIS IS A LEGAL DOCUMENT - PLEASE CONSULT YOUR ATTORNEY

(Zoning & Subdivision Ordinances May Also Apply)

Grantor or Grantor's Attorney authorized representative in a deed transferring interest in the real estate described in the accompanying deed and further states this transfer **IS EXEMPT FROM THE ILLINOIS PLAT ACT (765 ILCS 205) BECAUSE OF THE FOLLOWING:**

- NOT A DIVISION OF LAND - PARCEL BOUNDARIES REMAIN UNCHANGED (The Recorder will proceed with recording the deed and no further questions apply. Please sign below and have notarized)
- A DIVISION OF LAND THAT MEETS ONE OF THE FOLLOWING EXCEPTIONS:
  - The divisions or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
  - The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
  - The sale or exchange of parcels of land between owners of adjoining and contiguous land.
  - The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
  - The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
  - Conveyances made to correct descriptions in prior conveyances.
  - The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
  - The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor, provided that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
  - The preparation of a plat for wind energy devised under section 10-620 of the Property Tax Code.

I swear to the best of my knowledge that the statements contained herein are true and correct. Grantor/Grantor's Attorney further states that this affidavit for the purpose of indicating to THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, that the conveyance by the attached instrument is within, and in compliance with, the provisions of the Illinois Plat Act.

Name: André A. COTE Signature: [Signature] Date: July 11<sup>th</sup> 2019

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Subscribed and sworn to before me this 11<sup>th</sup> day of July, 2019

[Signature]  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
 NOTARIAL SEAL  
 Salynn Williams, Notary Public  
 Cecil Twp., Washington County  
 My Commission Expires May 20, 2020  
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES