

UNOFFICIAL COPY

181 19607101

PREPARED BY:
Codilis & Associates, P.C.
Jennifer Moses, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

Doc#: 1924255056 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/30/2019 10:42 AM Pg: 1 of 2

Dec ID 20190801660824
ST/CO Stamp 2-017-141-344 ST Tax \$79.00 CO Tax \$39.50

MAIL TAX BILL TO:

Daniel Construction Associates, Inc
20544 Abbey Dr.
Frankfort, IL 60423

MAIL RECORDED DEED TO:

David Seal
PO Box 532
Neosho, MO 64551

SPECIAL WARRANTY DEED

THE GRANTOR, Nationstar Mortgage LLC d/b/a Mr. Cooper, of 8950 Cypress Waters Boulevard Coppel, TX 75019-, a corporation organized and existing under the laws of , for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Daniel Construction Associates, Inc, of 20544 Abbey Drive Frankfort, IL 60423-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

THE EAST 24.25 FEET OF LOT 102 IN STONERIDGE COURTYARDS OF MATTESON UNIT 1, BEING A RESUBDIVISION OF LOT 48 IN FINAL PLAT OF SUBDIVISION SOUTHWEST CORPORATE PARK SUBDIVISION PHASE 3, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 99365219 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 99802840, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED SEPTEMBER 15, 2000 AS DOCUMENT 00720867 AND SHOWN ON THE PLAT OF STONERIDGE COURTYARD OF MATTESON UNIT 1 AFORESAID AND CREATED BY DEED FROM SOUTHWEST COURTYARDS, LLC TO TAMMYE MATHEWS DURHAM, RECORDED AUGUST 30, 2001 AS DOCUMENT 001083895 FOR INGRESS AND EGRESS OVER LOT 100 AFORESAID.

PERMANENT INDEX NUMBER: 31-21-402-034-0000

PROPERTY ADDRESS: 5235 Stoneridge Ct, Matteson, IL 60443

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

UNOFFICIAL COPY

Special Warranty Deed - *Continued*

Dated this 7-16-19

Nationstar Mortgage LLC d/b/a Mr. Cooper

By:

Victor Munoz

Assistant Secretary

STATE OF Texas)

SS.

COUNTY OF Denton)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Victor Munoz Assistant Secretary of Nationstar Mortgage LLC d/b/a Mr. Cooper, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

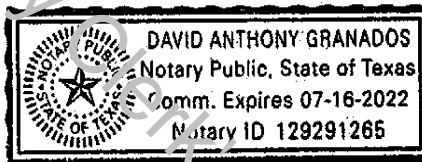
Given under my hand and notarial seal, this July 16, 2019



David Anthony Granados

Notary Public

My commission expires: 7-16-2022

Exempt under the provisions of paragraph Section 4, of the Real Estate Transfer Act _____ Date _____ Agent.



REAL ESTATE TRANSFER TAX		16-Aug-2019	
	COUNTY:		39.50
	ILLINOIS:		79.00
	TOTAL:		118.50
31-21-402-034-0000		20190801660824 2-017-141-344	

