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Doc#: 2134708097 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/13/2021 10:59 AM Pg: 1 of 3

Return To:
Johnny Wilkins
15249 Wabash Ave
South Holland, IL 60473

This Instrument Prepared by
Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:
Johnny Wilkins
15249 Wabash Ave
South Holland, IL 60473

File: 101-10356487

Dec ID 20211101648724
ST/CO Stamp 1-679-798-928 ST Tax \$111.00 CO Tax \$55.50
City Stamp 0-606-057-104 City Tax: \$1,165.50

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 27th day of OCTOBER, 2021, by and between NATIONSTAR MORTGAGE LLC, whose mailing address is 8950 Cypress Waters Blvd, Coppell, TX 7501, hereinafter called GRANTOR, grants to JOHNNY WILKINS, whose address is 15249 Wabash Ave South Holland, IL 60473, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$110,775.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, buys, sells, assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wit:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

P.I.N.: 20-16-300-032-0000

Property Address: 5930 South Emerald Ave, Chicago, IL 60621

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said premises, with all rights and privileges attached thereto unto the said Grantee and Grantee's successors and assigns forever. Grantor covenants with the Grantee that the Grantor is now seized in fee simple absolute of said premises; that the Grantor has full power to

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EXHIBIT A

LOT 13 IN BLOCK 2 IN JERNBERG'S SUBDIVISION OF LOT 20 IN COUNTY CLERK'S SUBDIVISION OF PART OF LOT 38 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 20-16-300-032-0000

Property Address: 5930 South Emerald Ave, Chicago, IL 60621

Property of Cook County Clerk's Office