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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

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

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 Wilkin 15249 Wabash Ave South Holland, IL 50473

File: 101-10356487

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEFD, executed this <u>27th</u>day of <u>OUTDDY</u>, 2021, by and between NATIONSTAR MORTGAGE LLC, whose mailing address is 8950 Cypress Waters Blvd, Coppell, TX 7501, hereinafter called GRANTOL, greats 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, bug lins, 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 coveriants 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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convey same; and that Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

NATIONSTAR MORTGAGE LLC
Ву:
Name/Title. s.rgio Montelongo. Assistant Secretary
STATE OF CA
COUNTY OF Own of)
I hereby certify that the to egoing deed and consideration statement acknowledged and sworn
before me this October 27,20/1, by Sergio Montelongo, who is the/a Assistant Secretary
of NATIONSTAR MORTGAGE, LL C, who are personally known to me or have produced
Drivers License as identification and vinc signed this instrument willingly.

My commission expires: Oct. 4,2022

CHRISTINA L. NUMEZ lotary Public - California Orange County Commission # 2260990 v Comm. Expires Oct 4, 2022

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any anning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey T'S OFFICE was made at the time of this conveyance.

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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

Pages: 59s.

Cook County Of Cooking Clark's Office Property Address: 5930 South Emerald Ave, Chicago, IL 60621