



Doc# 231122052 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/21/2023 03:59 PM PG: 1 OF 2

123000539 MAIL TO:

Manuel Alvarado  
1807 Baymead Blvd  
Wilmington, DE 19802

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 16 day of March, 2023, between Nationstar Mortgage, LLC, a corporation created and existing under and by virtue of the laws and duly authorized to transact business in the State of ILLINOIS, party of the first part, and Manuel Alvarado, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

\*8150 CYPRESS WATERS APPEL 1, TX


\*\*1807 Baymead Blvd Wilmington, DE



THE SOUTH 12 FEET OF LOT 47 AND THE NORTH 16 FEET OF LOT 48 IN KRALOVEC'S RESUBDIVISION OF LOTS 46 TO 55, 58 TO 69, 73 TO 93, 100 TO 108 AND 119 TO 133, INCLUSIVE, IN THAT SUBDIVISION OF LOTS 2, 3, 5 IN THE PARTITION OF THE WEST 60 ACRES NORTH OF THE SOUTH WESTERN PLANK RAILROAD OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER(S) 16-23-317-029-0000  
PROPERTY ADDRESS: 2128 South Harding Avenue, Chicago, IL 60623, Cook County

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

REAL ESTATE TRANSFER TAX		19-Apr-2023
	CHICAGO:	1,136.25
	CTA:	454.50
	TOTAL:	1,590.75 *

REAL ESTATE TRANSFER TAX		21-Apr-2023
	COUNTY:	75.75
	ILLINOIS:	151.50
	TOTAL:	227.25

16-23-317-029-0000 | 20230301681788 | 1-449-315-536

16-23-317-029-0000 | 20230301681788 | 1-760-029-904

\* Total does not include any applicable penalty or interest due.

# UNOFFICIAL COPY

Nationstar Mortgage, LLC

By McCalla Raymer Leibert Pierce, LLC as Attorney in Fact

By: *CMG/ATF*  
Stuart Gordan, Esq., Authorized Representative

STATE OF GEORGIA  
COUNTY OF FULTON

I, *Piper E. Witkowski*, a notary public in and for said County, in the State aforesaid, do hereby certify that Stuart Gordan, personally known to me and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as the attorney in fact, he signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and deed for the uses and purposes therein set forth

SIGNED OR ATTESTED BEFORE ME this *16* day of March 2023.

*Piper E. Witkowski*  
NOTARY PUBLIC

My commission expires:

This Instrument was prepared by:  
Stuart Gordan, Esq.  
McCalla Raymer Leibert Pierce, LLC  
1 North Dearborn, Suite 1200,  
Chicago, IL 60602

Please send subsequent tax bills to:

*Manuel Alvarado*  
*1807 Baynard Blvd*  
*Wilmington, DE 19802*

