

CT

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Prepared

Completed By: Ginali Associates, P.C.
947 N. Plum Grove Road, Schaumburg, IL 60173

Doc#: 2330306274 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/30/2023 02:51 PM Pg: 1 of 2

Dec ID 20230801609117
ST/CO Stamp 1-534-429-136 ST Tax \$130.00 CO Tax \$65.00

THIS INDENTURE, made on the 10th day of October, 2023, by and between **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2017-RPL2** hereinafter referred to as Grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and **GLORIA PHIPPS**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration 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, ALIENATE AND CONVEY unto the party of the second part, **GLORIA PHIPPS** and her heirs and assigns, FOREVER, all the following described real estate, situated in the County of **COOK**, State of Illinois known and described as follows, to wit:

LOT 6 IN BLOCK 14 IN FIRST ADDITION TO WEST PARK MANOR, BEING A SUBDIVISION IN WEST 1/2 OF FRACTIONAL SECTION 17, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto 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, **GLORIA PHIPPS** and her heirs 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, **GLORIA PHIPPS** and her heirs 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 encumbered 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 as to matters of title.

Permanent Real Estate Numbers: 30-17-306-010-0000

Address of the Real Estate: 300 Ruth St, Calumet City, IL 60409

REAL ESTATE TRANSFER TAX
65922 10123123
84
Calumet City • City of Homes \$ 520.00

REAL ESTATE TRANSFER TAX
65923 10123123
84
Calumet City • City of Homes \$ 520.00

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Agent, the day and year first above written.

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2017-RPL2
BY NATIONSTAR MORTGAGE, LLC, AS ATTORNEY-IN-FACT

BY: Monica Y Huerta
PRINTED NAME: Monica Y Huerta
TITLE: Assistant Secretary

Property of Cook County Clerk's Office

MAIL TO:

Sharon Zapp
10020 S. Western Ave
Chicago, IL 60643

SEND SUBSEQUENT TAX BILLS TO:

Gloria Phipps
300 Rush St
Calumet City, IL 60409

STATE OF Texas
Denton COUNTY

On this date, before me personally appeared Monica Y Huerta, the Assistant Secretary of NATIONSTAR MORTGAGE, LLC, AS ATTORNEY-IN-FACT acknowledged that she/he executed the same as her/his free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 10 day of October, 2023.

Katherine J Richardson
Notary Public

My term Expires: 8/29/2027

