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23307100140

TS-2023-1071 IALL
MAIL TO:

Shana Isom
1446 S Michigan #H
Chicago, IL 60605

Doc# 2330710014 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/03/2023 10:14 AM PG: 1 OF 2

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13 day of October 2023, between **Nationstar Mortgage LLC**, (8950 Cypress Waters Blvd, Coppell, TX 75019), a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Shana Isom, 1446 S. Michigan Ave, Apt H, Chicago, IL 60605**, 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:

LOT 17 IN THE FIRST ADDITION TO CHAYES PARK, BEING A SUBDIVISION OF THE WEST 778.78 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (EXCEPT THE SOUTH 660 FEET THEREOF) AND THE NORTH 175 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (EXCEPTING THE WEST 778.78 FEET THEREOF) ALL IN SECTION 1, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER(S): 31-01-108-017-0000

PROPERTY ADDRESS: 2825 Willow Road, Homewood, IL 60430, 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

03-Nov-2023



COUNTY:	110.75
ILLINOIS:	221.50
TOTAL:	332.25

31-01-108-017-0000

| 20231001652766 | 1-975-556-048

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Nationstar Mortgage, LLC

By McCalla Raymer Leibert Pierce, LLC as Attorney in Fact

By: *Stuart Gordan*
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 5 day of October 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:

*Shana Ison
1446 S Michigan #H
Chicago, IL 60605*

