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After Recording Return to:
NATIONSTAR - REO
Attn: JEANETTE SHAFFER
100 BEECHAM DRIVE
PITTSBURGH, PA 15205
File No. T11-035154

Doc#: 1214529066 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/24/2012 10:38 AM Pg: 1 of 7

Name & Address of Taxpayer:

1900 WEST FOSTER UNIT 2E
CHICAGO, IL 60640

Tax ID No.:
14-07-226-024-1007

QUIT CLAIM DEED

Toll-035154 (Without Covenant, Representation, or Warranty)

STATE OF Illinois
COUNTY OF COOK

RECITALS

WHEREAS, INTEGRA BANK NATIONAL ASSOCIATION (the "Institution"), acquired the Property by that certain deed dated 5/21/2009 and recorded in DOCUMENT: 0917518087 of the records of COOK County, Illinois, on 6/24/2009; and

WHEREAS, the Institution was closed by Office of the Comptroller of the Currency on 7/29/2011, and the Federal Deposit Insurance Corporation (the "FDIC") was appointed as receiver for the Institution (the "Receiver"); and

WHEREAS, as a matter of federal law, 12 U.S.C. sec. 1821(d)(2)(A)(i), the Receiver succeeded to all of the right, title, and interest of the Institution in and to, among other things, the Property.

NOW, THEREFORE, the Receiver (hereinafter, "Grantor"), whose address is 1601 Bryan Street, Dallas, Texas 75201, for and in consideration of one dollar (\$1.00), the receipt and sufficiency of which are hereby acknowledged, hereby RELEASES, CONVEYS and QUITCLAIMS to THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., not in its individual capacity but solely in its capacity AS TRUSTEE ON BEHALF OF THE FDIC 2011-N1 ASSET TRUST ("Grantee"), whose address is c/o Nationstar Mortgage, 350 Highland Drive, Lewisville, TX 75067, WITHOUT COVENANT, REPRESENTATION, OR WARRANTY OF ANY KIND OR NATURE, EXPRESS OR IMPLIED, AND ANY AND ALL WARRANTIES THAT MIGHT ARISE BY COMMON LAW AND ANY WARRANTIES CREATED BY STATUTE, AS THE SAME MAY BE HEREAFTER AMENDED OR SUPERSEDED, ARE DISCLAIMED, NEGATED AND EXCLUDED.

City of Chicago
Dept. of Finance
621611



Real Estate
Transfer
Stamp
\$0.00

Batch 4.638.263

5/24/2012 10:04
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all of Grantor's right, title and interest, if any, in and to that certain real property situated in COOK, Illinois, as described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with any and all improvements thereto and all and singular the rights and appurtenances pertaining thereto, including, but not limited to, any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (collectively, the "Property"), subject however to any and all exceptions, easements, rights-of-way, covenants, conditions, restrictions, reservations, encroachments, protrusions, shortages in area, boundary disputes and discrepancies, matters which could be discovered or would be revealed by, respectively, an inspection or current survey of the Property, liens, encumbrances, impositions (monetary and otherwise), access limitations, licenses, leases, prescriptive rights, rights of parties in possession, rights of tenants, co-tenants, or other co-owners, and any and all other matters or conditions affecting the Property, whether known or unknown, recorded or unrecorded, as well as standby fees, real estate taxes, and assessments on or against the Property for the current year and prior and subsequent years and subsequent taxes and assessments for prior years becoming due by reason of a change in usage or ownership, or both, of the Property; and any and all zoning, building, and other laws, regulations, and ordinances of municipal and other governmental authorities affecting the Property (all of the foregoing being collectively referred to as the "Permitted Encumbrances"). Grantee, by its acceptance of delivery of this Quitclaim Deed, assumes and agrees to perform any and all obligations of Grantor or the Institution under the Permitted Encumbrances.

FURTHER, GRANTEE, BY ITS ACCEPTANCE OF DELIVERY OF THIS QUITCLAIM DEED, ACKNOWLEDGES AND AGREES THAT (i) GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES, EXCLUDES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, (INCLUDING, BUT NOT LIMITED TO, OF, AS TO, CONCERNING, OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY, OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL, AND GEOLOGY, (B) ANY INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT OR HOPE TO CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES, OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE TITLE, DESCRIPTION, POSSESSION, HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY OR ANY PART THEREOF, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR, OR LACK OF REPAIR OF THE PROPERTY OR ANY PORTION THEREOF OR ANY IMPROVEMENTS THERETO, (H) THE EXISTENCE, QUALITY, NATURE, ADEQUACY, OR PHYSICAL CONDITION OF ANY UTILITIES SERVING THE PROPERTY OR (I) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY), AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES, EXCLUDES AND DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION, OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS, INCLUDING, WITHOUT LIMITATION, THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY OR ANY PART THEREOF, OF ANY HAZARDOUS MATERIALS;

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(ii) GRANTEE HAS FULLY INSPECTED THE PROPERTY AND THAT THE RELEASE AND QUITCLAIM HEREUNDER OF THE PROPERTY IS "AS IS" AND "WITH ALL FAULTS", AND GRANTOR HAS NO OBLIGATION TO ALTER, REPAIR, OR IMPROVE THE PROPERTY OR ANY PORTION THEREOF OR ANY IMPROVEMENTS THERETO; and (iii) NO WARRANTY HAS ARISEN THROUGH TRADE, CUSTOM, OR COURSE OF DEALING WITH GRANTOR, AND ALL STATUTORY, COMMON LAW, AND CUSTOMARY COVENANTS AND WARRANTIES, IF ANY, OF WHATEVER KIND, CHARACTER, NATURE, PURPOSE, OR EFFECT, WHETHER EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW, ARE HEREBY EXPRESSLY, UNCONDITIONALLY, AND IRREVOCABLY WAIVED, NEGATED, DISCLAIMED, AND EXCLUDED FROM THIS QUITCLAIM DEED, NOTWITHSTANDING ANY CUSTOM OR PRACTICE TO THE CONTRARY, OR ANY STATUTORY, COMMON LAW, DECISIONAL, HISTORICAL, OR CUSTOMARY MEANING, IMPLICATION, SIGNIFICANCE, EFFECT, OR USE OF CONTRARY IMPORT OF ANY WORD, TERM, PHRASE OR PROVISION HEREIN.

Further, by its acceptance of delivery of this Quitclaim Deed, Grantee or anyone claiming by, through, or under Grantee, hereby fully releases Grantor, the Institution, and the FDIC in any and all of its various other capacities, and their respective employees, officers, directors, representatives, and agents from any and all claims, costs, losses, liabilities, damages, expenses, demands, actions, or causes of action that it or they may now have or hereafter acquire, whether direct or indirect, known or unknown, suspected or unsuspected, liquidated or contingent, arising from or related to the Property in any manner whatsoever. This covenant releasing Grantor, the Institution, and the FDIC in any and all of its various other capacities shall be a covenant running with the Property and shall be binding upon Grantee, its successors, and assigns.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in the Property, if any, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its heirs, personal representatives, successors and assigns, without covenant, representation, or warranty whatsoever and subject to the Permitted Encumbrances.

The fact that certain encumbrances, limitations, or other matters or conditions may be mentioned, disclaimed, or excepted in any way herein, whether specifically or generally, shall not be a covenant, representation, or warranty of Grantor as to any encumbrances, limitations, or any other matters or conditions not mentioned, disclaimed, negated or excepted. Notwithstanding anything herein to the contrary, however, nothing herein shall be construed or deemed as an admission by Grantor or Grantee to any third party of the existence, validity, enforceability, scope, or location of any encumbrances, limitations, or other matters or conditions mentioned, disclaimed, negated or excepted in any way herein, and nothing shall be construed or deemed as a waiver by Grantor or Grantee of its respective rights, if any, but without obligation, to challenge or enforce the existence, validity, enforceability, scope, or location of same against third parties.

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By its acceptance of delivery of this Quitclaim Deed, Grantee hereby assumes the payment of all ad valorem taxes, standby fees, and general and special assessments of whatever kind and character affecting the Property which are due, or which may become due, for any tax year or assessment period prior or subsequent to the date of this Quitclaim Deed, including, without limitation, taxes or assessments becoming due by reason of a change in usage or ownership, or both, of the Property or any portion thereof.

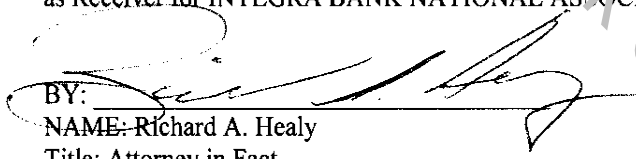
The Federal Deposit Insurance Corporation, acting in any capacity, is exempt from all taxation imposed by any State, county, municipality, or local taxing authority, pursuant to 12 U.S.C. sec. 1825(b)(1) and 1823(d)(3)(A).

This Quitclaim Deed is executed on behalf of the Grantor by Richard A. Healy, its duly appointed Attorney-in-Fact pursuant to that Limited Power of Attorney dated 12/21/2010, which Limited Power of Attorney has been duly recorded in the real estate records in the County of Dallas, State of Texas, as Instrument Number 201000325142, on 12/21/2010.

This Quitclaim Deed is granted without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver.

IN WITNESS WHEREOF, this Quitclaim Deed is executed on 30 day of December, 2011,

FEDERAL DEPOSIT INSURANCE CORPORATION,
as Receiver for INTEGRA BANK NATIONAL ASSOCIATION

BY: 

NAME: Richard A. Healy
Title: Attorney in Fact

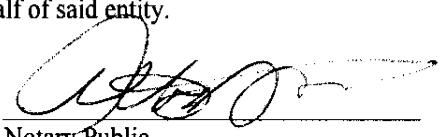
**RICHARD A HEALY
ATTORNEY IN FACT**

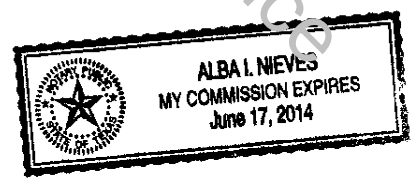
ACKNOWLEDGMENT

STATE OF Tx

COUNTY OF Dallas

This instrument was acknowledged before me on the 30 day of December, 2011, by Richard A. Healy, Attorney in Fact of the Federal Deposit Insurance Corporation, as Receiver for INTEGRA BANK NATIONAL ASSOCIATION on behalf of said entity.


Notary Public
My Commission expires: 6-17-14



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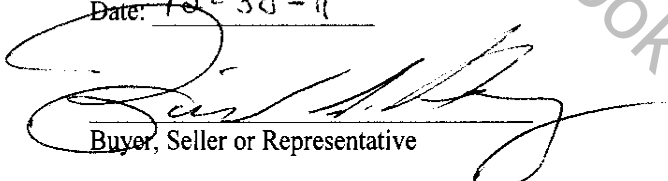
MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

FRANK P. DEC, Esq.
8940 Main Street
Clarence, NY 14031

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 10-30-11


Buyer, Seller or Representative

RICHARD A HEALY
ATTORNEY IN FACT

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EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATE IN COOK COUNTY, ILLINOIS, TO WIT:

UNITS 1900 EAST AND COMMERCIAL WEST IN THE FOSTER WOLCOTT COMMONS CONDOMINIUM
AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 25 AND 26 IN BLOCK 9 IN NICHOLAS MILLER'S SUBDIVISION IN THE SOUTHWEST QUARTER
OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (EXCEPT THE EAST 511 FEET) IN
SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY ILLINOIS

PROPERTY COMMONLY KNOWN AS: 1900 WEST FOSTER UNIT 2E, CHICAGO, IL 60640

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Feb 13, 2012

Signature: Scott Babak
Grantor or Agent

Subscribed and sworn to before me
By the said Scott Babak
This 13, day of Feb, 2012
Notary Public Gina Barbours

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gina Barbours, Notary Public
Stowe Twp., Allegheny County
My Commission Expires Jan. 10, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date Feb 13, 2012

Signature: Scott Babak
Grantee or Agent

Subscribed and sworn to before me
By the said Scott Babak
This 13, day of Feb, 2012
Notary Public Gina Barbours

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gina Barbours, Notary Public
Stowe Twp., Allegheny County
My Commission Expires Jan. 10, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)