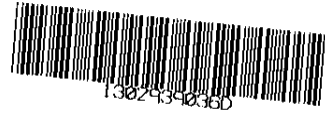


UNOFFICIAL COPY

After Recording Return to:
NATIONSTAR - REO
Attn: JEANETTE SHAFFER
100 BEECHAM DRIVE
PITTSBURGH, PA 15205
File No. T011-024974



Doc#: 1302939036 Fee: \$46.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/29/2013 01:50 PM Pg: 1 of 5

Name & Address of Taxpayer:
CASSIAN LTD
6602 RFD
LONG GROVE, IL 60047

Tax ID No.:
17-10-203-027-1079

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 5th day of April, 2012, by and between NATIONSTAR MORTGAGE LLC., organized and existing under the laws of Delaware, of 350 HIGHLAND DRIVE, LEWISVILLE, TX 75067 hereinafter referred to as Grantor(s) and CASSIAN LTD, of 6602 RFD, LONG GROVE, IL 60047, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE HUNDRED TWENTY-ONE THOUSAND SIX HUNDRED TEN AND 00/100 (\$121,610.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

Prior instrument reference: DOCUMENT NUMBER: 1102035008, Recorded: 01/20/2011

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

REAL ESTATE TRANSFER 01/29/2013



CHICAGO: \$915.00
CTA: \$366.00
TOTAL: \$1,281.00

REAL ESTATE TRANSFER 01/29/2013



COOK \$61.00
ILLINOIS: \$122.00
TOTAL: \$183.00

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Assessor's parcel No. 17-10-203-027-1079

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

NATIONSTAR MORTGAGE, LLC
BY: *Alisha Giambalvo*
Alisha Giambalvo

STATE OF Texas
COUNTY OF Denton
I, Frank Aaron Yousof a Notary Public in and for the said County, in the State aforesaid,
DO HEREBY CERTIFY that Alisha Giambalvo personally known to me to be the
Asst. Secretary President of Nationstar a Corp. entity, and
Alisha Giambalvo personally known to me to be the Asst. Secretary
of said entity and personally known to me to be the same persons whose names are subscribed to the foregoing
instrument, appeared before me this day in person, and severally acknowledged that as such
President and Asst. Secretary, they signed and delivered the said instrument and caused the corporate
seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said entity as
their free and voluntary act, and as the free and voluntary act and deed of said entity, for the uses and purposes therein
set forth.
Given under my hand and official seal, this 5 day of April, 20 12.
Frank Aaron Yousof
Notary Public FRANK AARON YOUSUF
Commission expires 6/8/15



Denton County Clerk's Office

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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: _____

Buyer, Seller or Representative

Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO HAVE AND TO HOLD FOREVER:

PARCEL 1:

UNIT 1609 IN STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING:

ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING A ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 26 STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20, 21, 22, 23, 24 AND 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING ON THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION 118.13 FEET ABOVE CHICAGO CITY DATUM (AND PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF AFORESAID PARCEL OF LAND AND ALL IN THE SUBDIVISION THE WEST 394 FEET OF BLOCK 32, EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAW FOR STREETERVILLE CENTER CONDOMINIUM ASSOCIATION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 26017897, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT NUMBER 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

ALL THOSE CERTAIN EASEMENTS, PRIVILEGES, RIGHTS OF USE AND ALL OTHER BENEFIT DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN THE OFFICE OF THE RECORDER OF DEED OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 26017894, AS GRANTED FOR THE BENEFIT OF PARCEL 1, BY A DEED FORM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 11, 1980 AND KNOWN AS TRUST NUMBER 51534 TO WENDY YOUNG DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017395.

PARCEL 4:

ALL THOSE CERTAIN EASEMENTS, PRIVILEGES, RIGHTS OF USE AND ALL OTHER BENEFIT DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN THE OFFICE OF THE RECORDER OF DEED OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 26017894, AS GRANTED FOR THE BENEFIT OF PARCEL 1, BY A DEED FORM

UNOFFICIAL COPY

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 11, 1980 AND KNOWN AS TRUST NUMBER 51534 TO DOUGLAS RUDD DATED OCTOBER 5, 1981 AND RECORDED OCTOBER 29, 1981 AS DOCUMENT 26042480.

TAX MAP OR PARCEL ID NO.: 17-10-203-027-1079

PROPERTY COMMONLY KNOWN AS: 233 EAST ERIE STREET, UNIT 1609, CHICAGO, IL 60611

Property of Cook County Clerk's Office