



Doc#: 1306541075 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/06/2013 11:51 AM Pg: 1 of 3



SPECIAL WARRANTY DEED

THIS INDENTURE, made this 22nd day of February 2013, between **Nationstar Mortgage, LLC**, a company created and existing under and by virtue of the laws of the State of Ill and duly authorized to transact business in the State of Illinois, **GRANTOR**, and **Viktor Leusenko**, **GRANTEE**, WITNESSETH, that the Grantor for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, 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 legally described on **Exhibit A attached hereto**.


a married man

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.


And the grantor, for himself, and his successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that he 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, he WILL WARRANT AND DEFEND, subject to those exceptions listed on **Exhibit A attached hereto**.

See Exhibit "A" attached hereto and made a part hereof

FIRST AMERICAN
File # 235 2606
108'

REAL ESTATE TRANSFER	02/25/2013
 CHICAGO:	\$1,650.00
CTA:	\$660.00
TOTAL:	\$2,310.00

17-07-200-053-1003 | 20130101606106 | WAD246

REAL ESTATE TRANSFER	02/25/2013
 COOK	\$110.00
ILLINOIS:	\$220.00
TOTAL:	\$330.00

17-07-200-053-1003 | 20130101606106 | AKG2QE

S Y
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INT AB

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, by its authorized signing officer, and attested by its authorized signing officer.

Dated this 4 day of February, 20 13.

Nationstar Mortgage, LLC

IMPRESS
CORPORATE SEAL
HERE

BY: Gloria A. DeAgrosa Price
Print Name: Gloria DeAgrosa - Price

Attest: Bryan Thompson
Print Name: Bryan Thompson

STATE OF CO, COUNTY OF Douglas ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gloria DeAgrosa - Price and Bryan Thompson personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 4 day of February, 20 13.

Heidi Long
NOTARY PUBLIC
State of Colorado
My Commission Expires 12/15/16

[Signature]
(Notary Public)

Prepared by:
Bruce K. Shapiro, Esq.
555 Skokie Blvd.,
Suite 500
Northbrook, IL 60062

Mail To:
Victor Leusenko
360 E. South Water Street #2004
Chicago, IL 60601

Name and Address of Taxpayer:
Victor Leusenko
360 E. South Water Street #2004
Chicago, IL 60601

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Exhibit "A" – Legal Description

PARCEL 1: UNIT 1905-3 IN 1905 WEST CHICAGO AVENUE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 3 IN THOMPSON'S RESUBDIVISION OF BLOCK 4 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0411432028, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT.

PARCEL 2: EASEMENT FOR PARKING SPACE P-6, AS CREATED BY GRANT OF EASEMENT RECORDED AS DOCUMENT 0411432027.

IN Cook COUNTY, ILLINOIS

Subject to: General real estate taxes not due and payable at closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Real Estate Index Number (P): 17-07-200-053-1003

Address of Real Estate: 1905 W. Chicago Avenue #3, Chicago, IL 60622

Property of Cook County Clerk's Office