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~~After Recording Return to:~~
Nationstar Mortgage, LLC
350 Highland Drive
Lewisville, TX 75067

Instrument Prepared by:
Roger R. Ochoa, Esq.
1127 E. Cambridge Dr.
Scherverville, IN 46375

Mail Tax Statements To:
Dusan Douglas Surový
10611 Wrightwood Avenue
Melrose Park, IL 60164

Ref.# NRE-64140

Tax Parcel ID#
12-29-413-009

Rec 2 no.



Doc#: 1309434089 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/04/2013 03:21 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

This WARRANTY DEED executed this 28th day of November, 2012.
WITNESSETH, NATIONSTAR MORTGAGE, LLC, of 350 Highland Drive, Lewisville, Texas 75067,
hereinafter called GRANTOR, does hereby grant to DUSAN DOUGLAS SUROVY, residing at 2445
Dean Street, #1d, St. Charles, IL 60175, hereinafter called GRANTEE:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this
instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns
of corporations.

GRANTOR, for and in consideration of the sum of \$80,000.00, (Eighty Thousand Dollars and
No/100) and other valuable considerations, the receipt whereof is hereby acknowledged, does hereby
warrant, grant, bargain, sell, assign, remiss, release, convey and confirm unto the GRANTEE, all that
certain land, situated in Cook County, Illinois, to wit:
SITUATED IN LEYDEN TWP

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel Tax ID#: 12-29-413-009

PROPERTY ADDRESS: 10611 Wrightwood Avenue, Melrose Park, IL 60164
SRS Property is unincorporated

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in
anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

PLEASE RECORD & RETURN TO:
National Advantage Settlement SVC
329 Forest Grove Road, STE 201
Coraopolis, PA 15108

Property Address: 10611 Wrightwood Avenue, Melrose Park, IL 60164

SRS Property is unincorporated

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AND the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land, and that GRANTOR will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

Subject to: covenants, conditions and restrictions of record; and taxes from 2012 and 2013 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the current year.

IN WITNESS WHEREOF, GRANTOR has hereunto set their hands and seal the day and year first written above.

NATIONSTAR MORTGAGE, LLC

By: Gloria A. Bengrasa-Rice
Name: Gloria A. Bengrasa-Rice
Title: Asst. Secretary

Colorado
STATE OF ILLINOIS

COUNTY OF Douglas) ss.

I, Rana Serina a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Gloria A. Bengrasa-Rice on behalf of NATIONSTAR MORTGAGE, LLC, 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 acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 official seal this 18 day of November 2012.

RANA SERINA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074027804
MY COMMISSION EXPIRES JULY 19, 2015

Rana Serina
Notary Public Rana Serina
My commission expires: 7/19/15

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by GRANTOR/GRANTEE and /or their agents; no boundary survey was made at the time of this conveyance.

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EXHIBIT A LEGAL DESCRIPTION

The following described real estate situated ^{in Leyden Twp} in the County of Cook in the State of Illinois, to wit:

The North half of Lot 70 in Frederick H. Bartletts Grand Farms Unit "B" being a subdivision of the North half of the South half of the East three quarters of the Southeast quarter of Section 29; Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

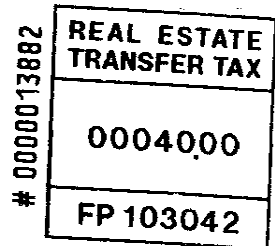
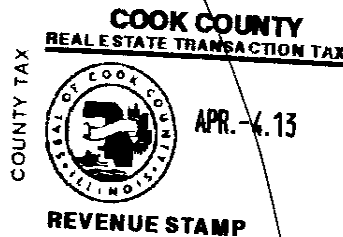
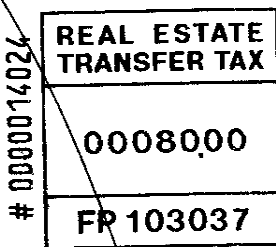
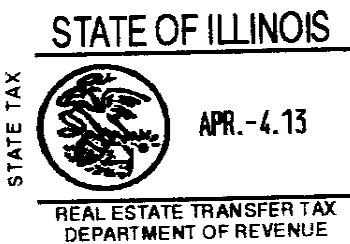
Subject to: Covenants conditions and restrictions of record, private, public and utility easements and roads and highways.

Being the same property conveyed to AURORA LOAN SERVICES, LLC from The Judicial Sales Corporation by Judicial Sale Deed dated July 5, 2012 and recorded August 13, 2012 as Instrument No. 1222619164 in the Office of the Cook County Recorder of Deeds.

Assessor's Parcel No: 12-29-413-009

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AFFIDAVIT - PLAT ACT RECORDER OF COOK COUNTY

Pennsylvania
STATE OF ~~ILLINOIS~~)
)ss
COUNTY OF COOK)

Affiant, Nationstar Mortgage LLC, being duly sworn on oath, states that he resides at 350 Highland Dr Lewisville TX 75067. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

By: *Shelly MSA*

SUBSCRIBED AND SWORN to before me this 7th day of December, 2012

Virginia M Noble
Notary Public
My commission expires: 6/19/15

