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Doc#: 1313722033 Fee: \$46.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/17/2013 09:15 AM Pg: 1 of 5

CT

201325296 ELG 187

This Document Prepared By:



Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

REAL ESTATE TRANSFER	05/08/2013
 CHICAGO:	\$112.50
CTA:	\$45.00
TOTAL:	\$157.50

25-15-412-006-0000 | 20130301602385 | 3A0GD4

After Recording Return To:

166 Ripley Street
San Francisco, CA 94110

REAL ESTATE TRANSFER	05/08/2013
  COOK	\$7.50
ILLINOIS:	\$15.00
TOTAL:	\$22.50

25-15-412-006-0000 | 20130301602385 | 5D3W49

QUIT CLAIM DEED

THIS INDENTURE made this 8th day of March, 2013, between NATIONSTAR MORTGAGE, LLC., hereinafter ("Grantor"), and L.E.A. Group LLC (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Fifteen Thousand Dollars (\$15,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does REMISE, RELEASE, QUIT CLAIM unto the Grantees, to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as 10925 S Vernon Avenue, Chicago, Illinois 60628

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it 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, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning

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the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Property of Cook County Clerk's Office

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Executed by the undersigned on 3/8, 2013:

GRANTOR:
NATIONSTAR MORTGAGE, LLC.

By: _____

Name: Andrew Thomas

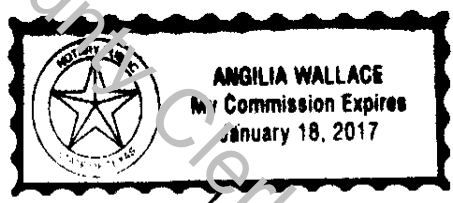
Title: Asst secretary

STATE OF TEXAS)
) SS
COUNTY OF DENTON)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew Thomas, personally known to me to be the Asst Secretary of NATIONSTAR MORTGAGE, LLC, 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 acknowledged that as such Asst Secretary signed and delivered the instrument as voluntarily free and voluntary act, and as the free and voluntary act and deed of said property, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of March, 2013.

Commission expires 1/18, 2017
Notary Public



SEND SUBSEQUENT TAX BILLS TO:

166 Ripley Street, San Francisco, CA 94110

Anglia Wallace
Office

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Exhibit A Legal Description

THE SOUTH 2 FEET OF LOT 9 ALL OF LOT 10 AND 11 (EXCEPT THE SOUTH 21 FEET THEREOF) IN BLOCK 1 IN O'TOOLE'S CALUMET CENTER SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS. ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1912 AS DOCUMENT NUMBER 4951854 IN BOOK 114 OF PLATS PAGE 26 IN COOK COUNTY, ILLINOIS. P.I.N. 25-15-412-006-0000 Commonly known as 10925 South Vernon Avenue, Chicago, IL 60628.

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Exhibit B Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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