

# UNOFFICIAL COPY



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**Prepared By:**

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**Doc#:** 1319034011 **Fee:** \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/09/2013 10:16 AM Pg: 1 of 5

**After Recording Mail To:**

Nationstar Mortgage, LLC  
350 Highland Drive  
Lewisville, Texas 75067

**Mail Tax Statement To:**

Nationstar Mortgage, LLC  
350 Highland Drive  
Lewisville, Texas 75067

141200028

SPACE ABOVE THIS LINE FOR RECORDER'S USE

REF# 599990256

## QUITCLAIM DEED

TITLE OF DOCUMENT

The Grantor(s) **Aurora Loan Services, LLC**, for TEN AND NO/100 DOLLARS (\$10.00), in hand paid, convey(s) and quit claim(s) to **Nationstar Mortgage, LLC**, whose address is 350 Highland Drive, Lewisville, Texas 75067, all interest in the following described real estate situated in the County of **Cook**, in the State of **Illinois**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Site Address: **18203 Pheasant Lake Drive, Tinley Park, Illinois 60487**

Permanent Index Number: **27-34-409-045-0000**

Prior Recorded Doc. Ref.: **Deed: Recorded: September 24, 2012; Doc. No. 1226845040**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; However, subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; To have and to hold said premises forever.

When the context requires, singular nouns and pronouns, include the plural.

	Y
	5/00
	N
	N
BC	Y
	Y
	Y/W

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REF# 599990256

\* Dated this 31st day of December, 2012.

Aurora Loan Services, LLC

BY: [Signature]  
Printed Name & Title: Laura McCann - VP

### ACKNOWLEDGMENT

STATE OF Colorado,  
COUNTY OF Boulder ss

The foregoing instrument was acknowledged before me this 31st day of December, 2012,  
by Laura McCann, as VP  
of Aurora Loan Services, LLC, a Delaware limited liability company, on behalf of the limited liability company.

NOTARY STAMP/SEAL

**KAREN R BULAND**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20054008735  
MY COMMISSION EXPIRES JUNE 12, 2013

[Signature]  
NOTARY PUBLIC

Karen R Buland  
PRINTED NAME OF NOTARY  
MY Commission Expires: 6-12-13

AFFIX TRANSFER TAX STAMP  
OR  
Exempt under Real Estate Transfer Tax Law 35 ILCS  
200/31-45 sub par. \_\_\_\_\_ and Cook County Ord. 93-0-27  
par. \_\_\_\_\_.  
6-25-13 Date [Signature] Buyer, Seller or Representative

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REF# 599990256

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The following described real estate situated in the County of Cook, in the State of Illinois:

PARCEL 1: THAT PART OF LOT 157 IN PHEASANT LAKE TOWNHOMES UNIT 4, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF AFORESAID LOT 157, 22.89 FEET; THENCE SOUTH 00-00-00 W., 52.93 FEET TO THE POINT OF BEGINNING; THENCE S 90-00-00 E., 86.00 FEET; THENCE S 00-00-00 E., 33.58 FEET; THENCE N 90-00-00 W., 86.00 FEET; THENCE N 00-00-00 W., 33.58 FEET TO THE POINT OF BEGINNING. PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PHEASANT LAKE TOWNHOMES DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS, RECORDED OCTOBER 11, 1994 AS DOCUMENT 987 914 AS AMENDED, AND AS CREATED BY DEED FROM THE FIRST UNITED BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 29, 1993 KNOWN AS TRUST NUMBER 1661, RECORDED AS DOCUMENT 96183620, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

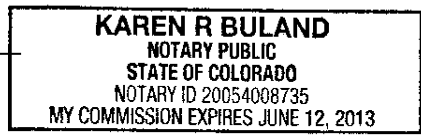
The GRANTOR or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 December 31st, 2012.

Signature: [Signature]  
Aurora Loan Services, LLC

Subscribed and sworn to before me by the said, Aurora Loan Services, LLC, this 31st day of December, 2012.

Notary Public: [Signature]



The GRANTEE 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 \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_  
Nationstar Mortgage, LLC

Subscribed and sworn to before me by the said, Nationstar Mortgage, LLC, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public: \_\_\_\_\_

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

STATE OF Colorado  
COUNTY OF Douglas ss

Aurora Loan Services, LLC, being duly sworn on oath, states that he/she resides at 10350 Park Meadows Drive, Littleton, Colorado 80124 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/she 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.

Laura M. Co  
Aurora Loan Services, LLC

SUBSCRIBED AND SWORN to before me this 24 day of December, 2012, Aurora Loan Services, LLC.

Karen R. Buland

Notary Public  
My commission expires: \_\_\_\_\_

**KAREN R BULAND**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20054008735  
MY COMMISSION EXPIRES JUNE 12, 2013