

Fidelity - 5001253 282



LUNT 1227-3B

Chicago Title Insurance Company  
**SPECIAL WARRANTY DEED**  
(Corporation to Individual)

Doc#: 1319142132 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/10/2013 11:35 AM Pg: 1 of 3

**THIS INDENTURE**, made this 3 day of MAY, 2013 between NATIONSTAR MORTGAGE, LLC., duly authorized to transact business in the State of ILLINOIS, party of the first part, and GREENSPIRE CITY NORTH LLC, LUNT 1227-3B, party of the second part, (GRANTEE'S ADDRESS) 907 OAK STREET, WINNETKA, ILLINOIS 60093-2440.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of COOK and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

**BOX 15**

NON-HOMESTEAD PROPERTY

**FIDELITY NATIONAL TITLE**


**SUBJECT TO:**

1) existing deed restrictions and restrictive covenants affecting the property; (2) discrepancies, conflicts and shortages in area or boundary lines, or any encroachments or any overlapping of improvements; (3) taxes of the current and subsequent years and subsequent assessments for prior years due to change in land usage or ownership; (4) existing building and zoning restrictions and ordinances; (5) easements or roads, easements visible upon the ground, easements of record and (6) liens created or assumed as security for the purchase price; (7) rights or privileges of public service companies and utility easements of record or common to any platted subdivision of which the property is a part; (8) reservations or other exceptions of record or known to the Buyer; (9) the terms and provisions of any Declaration, By-Laws and Rules and regulations of any Condominium Regime or Homeowners's Association pertaining to the property (altogether called the "Association Documents") as amended, included the platted easement and assessments set out therein, and (10) the terms of any ground rent, ground lease or similar agreements, if any, and (11) any other liens, encumbrances, easements, covenants or restrictions of record or known to the Buyer.



Permanent Real Estate Index Number(s): 11-32-114-031-1042

Address(es) of Real Estate: 1227 WEST LUNT AVENUE UNIT 3B, CHICAGO, ILLINIOS 60626

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise 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 said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

REAL ESTATE TRANSFER	06/05/2013
 CHICAGO:	\$675.00
CTA:	\$270.00
<b>TOTAL:</b>	<b>\$945.00</b>

11-32-114-031-1042 | 20130501607856 | 8GN5NA

REAL ESTATE TRANSFER	06/05/2013
  COOK:	\$45.00
ILLINOIS:	\$90.00
<b>TOTAL:</b>	<b>\$135.00</b>

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SC  
INTAB

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And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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 FOREVER DEFEND**.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its ASST. SECRETARY the day and year first above written.

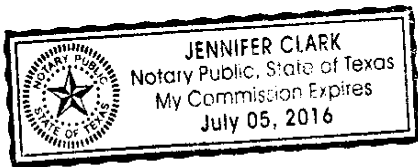
NATIONSTAR MORTGAGE, LLC.

By \_\_\_\_\_

STATE OF COLORADO, COUNTY OF DOUGLAS ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that above signed, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that 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 corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3 day of MAY, 2013.



Jennifer Clark (Notary Public)  
Jennifer Clark

Prepared By: Renee Meltzer Kalman  
20 N. Clark St. Suite 2450  
Chicago, Illinois 60602

Mail To:  
~~GREENSPIRE CITY NORTH LLC LUNT 1227-3B  
907 OAK STREET, WINNETKA  
ILLINOIS 60093-2440~~

560 Green Bay Rd #405  
Winnetka

Name & Address of Taxpayer:  
~~GREENSPIRE CITY NORTH LLC LUNT 1227-3B  
907 OAK STREET, WINNETKA  
ILLINOIS 60093-2440~~

Mail To: Keith L. Moore  
806 Greenwood St.  
Evanston, IL 60201  
847-332-0110

Tax Bills to  
560 Green Bay Rd #405  
Winnetka, IL 60093  
847-446-8313

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## FIDELITY NATIONAL TITLE INSURANCE COMPANY

6767 N. MILWAUKEE AVE, SUITE 208, NILES, ILLINOIS 60714

PHONE: (847) 588-0300

FAX: (847) 588-1744

ORDER NUMBER: 2011 051001253 UCH  
STREET ADDRESS: 1227 W. LUNT AVE., UNIT 3B

CITY: CHICAGO  
TAX NUMBER: 11-32-114-031-1042

COUNTY: COOK

**LEGAL DESCRIPTION:**

UNIT NUMBER 1227-3B, IN THE LUNT COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 14 AND 15 IN W. D. PRESTON'S SUBDIVISION OF BLOCKS 4, 9 AND 8 WITH LOT 1 IN BLOCK 7 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 WITH THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25246455, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office