



Doc#: 1324910040 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/06/2013 11:26 AM Pg: 1 of 5

**WARRANTY DEED**

Gerardo Alvarez and Rosa Alvarez, husband and wife (the "Grantor"), whose address is 5615 West Cemak Road, Ciero, IL 60804 in consideration of the payment of Ten Dollars and 00/100, (\$10.00), and the release of Grantor from personal liability for a money judgment or deficiency judgment under a first mortgage note (the "Note") executed on March 12, 2007, in the principal sum of One Hundred Eighty-Four Thousand Five Hundred and 00/100, (\$184,500.00), and that certain Mortgage securing the Note bearing even date and recorded on March 22, 2007, as Document Number 0708148148 in the Cook County, Illinois Records (the "Mortgage"), and for other good and valuable consideration received, the adequacy and sufficiency of which are acknowledged, does bargain, sell, grant, and convey to Nationstar Mortgage, LLC, (the "Grantee"), its successors and assigns whose address is 350 Highland Drive, Lewisville, TX 75067, the real property located in the County of Cook, State of Illinois, to wit:

**The North 40 feet of the South 60 feet of Lot 23 in Cummings and Company's Small Farms, a subdivision of Block 3 in subdivision of the Northeast fractional 1/4 and the Northeast fractional 1/4 of the Northwest fractional 1/4 of Section 8, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.**

Common Address: 22 South 50th Avenue, Bellwood, IL 60104  
Parcel ID: 15-08-102-016-0000

together with all improvements thereon and appurtenances thereunto belonging.

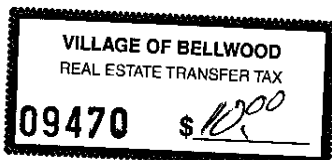
Grantor warrants the title to the property subject only to the Mortgage and other security documents executed in connection with the Mortgage in favor of Grantee, real estate taxes, and easements, restrictions, and other matters of record.

This Warranty Deed is an absolute conveyance and grant of title, Grantor having sold and conveyed the above-described real property and all improvements on it and appurtenances to it to Grantee for fair and adequate consideration, such consideration, in addition to that above-recited, being satisfaction of all personal obligations secured by the Note and Mortgage executed by Grantor.

Grantor further declares that this conveyance is freely and fairly made with the advice, or

Return to: 202753  
LenderLive Settlement Services, LLC  
1044 Main Street  
Ste. 700  
Kansas City, MO 64105  
(816) 221-0881

6000.239



S Yarbrough  
P 2/66  
S N  
M N  
SC yes  
E yes  
INT see

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opportunity for advice, of legal counsel of his or her own selection. There are no agreements, oral or written, other than this Warranty Deed between Grantor and Grantee and that certain Settlement Agreement dated \_\_\_\_\_ day of \_\_\_\_\_, 2013 (and the documents referred to in the Settlement Agreement and executed in connection with the Settlement Agreement) between Grantor and Grantee with respect to the above-described real property, together with all improvements and appurtenances.

Grantor further acknowledges that fair and adequate consideration has been given for his or her waiver of all redemption and cure rights permitted by law.

Grantor, with Grantee's express concurrence, states that it is his intention that the fee interest granted by this Deed, together with all improvements and appurtenances, and the lien of the Mortgage in favor of Grantee, its successors and assigns, shall not merge. The real property conveyed by this Deed, together with all improvements and appurtenances, shall remain subject to the Mortgage and the Mortgage shall remain in full force and effect until released of record.

Grantor has executed this Warranty Deed on 12 day of APRIL, 2013.

<u>Gerardo Alvarez</u>	<u>Rosa Alvarez</u>
Gerardo Alvarez	Rosa Alvarez

STATE OF IL )  
 )  
 COUNTY OF COOK )

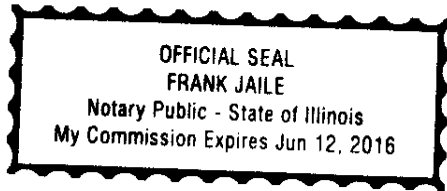
I, the undersigned, a notary public in and for said County in the State aforesaid, do hereby certify that Gerardo Alvarez and Rosa Alvarez, husband and wife personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

GIVEN under my hand and notarial seal, this 12 day of APRIL, 2013.

Frank Jaile  
 Notary Public

Print Name: FRANK JAILE

My Commission Expires: \_\_\_\_\_



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This Instrument was prepared by:

Benjamin L. Musholt (Bar No. 6308040)

Whose address is:

1044 Main Street, Suite 900, Kansas City, MO 64105

TRANSFER TAX EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45(G):  
DEED ISSUED TO THE HOLDER OF THE MORTGAGE PURSUANT TO TRANSFER IN LIEU OF  
FORECLOSURE AND RELEASE OF PROPERTY FROM THE DEBT

DATE: 11-12-13

Gerardo Alvarez  
Gerardo Alvarez

Rosa Alvarez  
Rosa Alvarez

Mail Tax Notices To and Property Owner:

Nationstar Mortgage, LLC, 350 Highland Drive, Lewisville, TX 75067

When Recorded Return to:

LenderLive Settlement Services LLC, 1044 Main Street, Suite 700, Kansas City, MO 64105

\*\*This conveyance must contain the name and address of the Grantee for tax billing purposes: (35 ILCS 20031-45) and name and address of the person preparing the instrument: ( 35 ILCS 20031-45).

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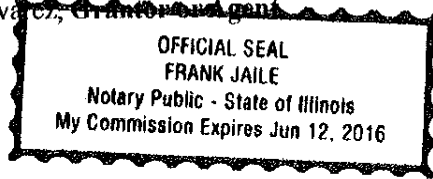
## STATEMENT BY GRANTOR AND GRANTEE

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 \_\_\_\_\_, 2013

Signature: Gerardo Alvarez  
Gerardo Alvarez, Grantor or Agent

Signature: Rosa Alvarez  
Rosa Alvarez, Grantor or Agent



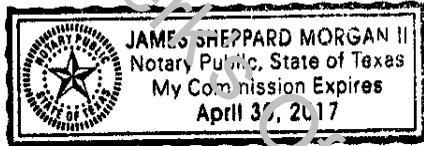
Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 12 day of April, 2013  
Notary Public [Signature]

The **grantee** or his agent affirms and verifies that 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.

Date May 13, 2013, 2013

Nationstar Mortgage, LLC

Signature: [Signature], Grantee or Agent  
Name: Thomas Earl Brown  
Title: Assistant Vice President



Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 13 day of May, 2013  
Notary Public [Signature]

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

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## STATEMENT BY GRANTOR AND GRANTEE

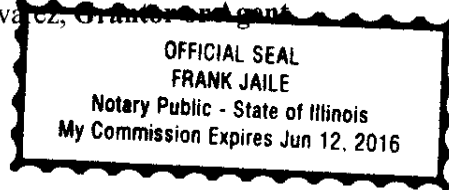
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 4-12-13, 2013

Signature: Gerardo Alvarez  
Gerardo Alvarez, Grantor or Agent

Signature: Rosa Alvarez  
Rosa Alvarez, Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 12, day of April, 20 13  
Notary Public Frank Jaile



The **grantee** or his agent affirms and verifies that 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.

Date \_\_\_\_\_, 2013

Nationstar Mortgage, LLC

Signature: \_\_\_\_\_, Grantee or Agent  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)