

# UNOFFICIAL COPY

FIRST AMERICAN TITLE

FILE # 2493945



1405926046



Chicago Title Insurance Company

## SPECIAL WARRANTY DEED

(Corporation to Individual)

Doc#: 1405926046 Fee: \$40.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 02/28/2014 11:28 AM Pg: 1 of 2

*January 2014*

THIS INDENTURE, made this 2 day of DECEMBER 2013, Between NATIONSTAR MORTGAGE, LLC., duly authorized to transact business in the State of ILLINOIS, party of the first part, CATHERINE B. DONOVAN AND PATRICK G. DONOVAN, party of the second part, (GRANTEE'S ADDRESS) 180 N. AHWAHNEE ROAD, LAKE FOREST, ILLINOIS 60045.

*Wife and Husband, AS joint Tenants by the entirety*

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:

PARCEL 1: LOT 22 IN BLOCK 26 IN KINSEY'S PARK RIDGE SUBDIVISION OF PART OF SECTION 1 AND 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE WEST 1/2 OF VACATED ALLEY LYING EAST OF AND ADJOINING PARCEL 1 IN COOK COUNTY, ILLINOIS.

### NON-HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 12-02-234-003-0000

Address(es) of Real Estate: 1627 S. ASHLAND AVE, PARK RIDGE, ILLINOIS 60068

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.

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**.

### REAL ESTATE TRANSFER

02/11/2014



COOK	\$197.00
ILLINOIS:	\$394.00
TOTAL:	\$591.00

12-02-234-003-0000 | 20140101605201 | 03ZW11



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP

No. 34143

*INTRO*  
*SECRET*  
*Y*

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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 1st Secretary the day and year first above written.

NATIONSTAR MORTGAGE, LLC.

By Maria A. DeFrosa-Ru

STATE OF TEXAS, COUNTY OF DENTON 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 deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2 day of January 2014, ~~DECEMBER, 2013~~.

Florika Baldwin  
(Notary Public)

FLORIKA BALDWIN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20004015689  
MY COMMISSION EXPIRES AUGUST 21, 2016

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

**Mail To:**  
CATHERINE B. DONOVAN AND PATRICK G. DONOVAN  
180 N. AHWAHNEE ROAD  
LAKE FOREST, ILLINOIS 60045

**Name & Address of Taxpayer:**  
CATHERINE B. DONOVAN AND PATRICK G. DONOVAN  
1627 S. ASHLAND AVE  
PARK RIDGE, ILLINOIS 60068