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SPECIAL WARRANTY DEED

THE GRANTOR, Champion Mortgage Company



Doc#: 1415004107 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/30/2014 02:38 PM Pg: 1 of 3

A corporation created and existing by virtue of the laws of the State of Delaware, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 13th day of May, 2014, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Deborah Garber, 3000 W. Jarvis, Chicago, IL 60645

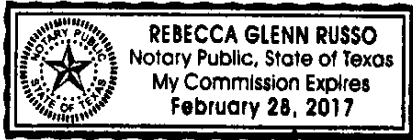
The following described real estate situated in the County of Cook and State of Illinois, to wit:
LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner incumbered, or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to:

PERMANENT REAL ESTATE NUMBER: 10-36-100 018-1003

ADDRESS OF REAL ESTATE 7061 North Kedzie Avenue, Unit 106, Chicago, IL 60648

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents, the day and year written above.



Champion Mortgage Company

Larry Chandler
Assistant Secretary

STATE OF Texas
COUNTY OF Dallas

I, Rebecca Glenn Russo, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Larry Chandler personally known to be signing as Assistant Secretary of Nationstar Mortgage LLC a/k/a Champion Mortgage Company and personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and caused the corporate seal of the aforesaid corporation to be affixed thereto, pursuant to authority given by said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation.

Given under my hand and official seal, this 13th day of May, 2014
Commission expires 2/28, 20 17 Rebecca Glenn Russo
NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004

BOX 333-CD

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P 3
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INT AB

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 1-06 AS SHOWN AND IDENTIFIED ON THE SURVEY OF THAT PART OF A TRACT OF LAND CONSISTING OF BLOCKS 4 AND 5 TOGETHER WITH ALL THAT PART OF VACATED NORTH ALBANY AVENUE LYING NORTH OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED WEST LUNT AVENUE AND LYING SOUTH OF THE NORTH LINE OF SAID BLOCK 5 EXTENDED WEST SAID EXTENSION ALSO BEING THE NORTH LINE OF VACATED WEST ESTES AVENUE TOGETHER WITH ALL OF VACATED LUNT AVENUE LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE AND TOGETHER WITH ALL OF VACATED WEST ESTES AVENUE, LYING EAST OF THE EAST LINE OF SAID NORTH KEDZIE AVENUE ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 505.51 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACT 681.49 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 505.49 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 681.82 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY WINSTON GARDENS, INC., TRACT 681.82 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY WINSTON GARDENS INC., RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 20520335 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE ABOVE DESCRIBED PREMISES, EXCEPTING THEREFROM ALL THE UNITS, AS DEFINED AND SET FORTH IN THE SAID DECLARATION AND SURVEY.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF EASEMENT DATED JUNE 3, 1968, AND RECORDED JUNE 14, 1968 AS DOCUMENT NUMBER 20520336, AND AS CREATED BY DEED FROM WINSTON DEVELOPMENT CORPORATION TO OSCAR WALTER JOHNSON AND SYLVIA JOHNSON, HIS WIFE, RECORDED AUGUST 7, 1968 AS DOCUMENT NUMBER 20577166 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS, OVER, UPON AND ACROSS THE FOLLOWING STRIP OF LAND: THE NORTH 30 FEET AS MEASURED AT 90 DEGREES TO THE NORTH LINE THEREOF OF A TRACT OF LAND, CONSISTING OF BLOCKS 4 AND 5, TOGETHER WITH ALL THAT PART OF VACATED NORTH ALBANY AVENUE, LYING NORTH OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED LUNT AVENUE, AND LYING SOUTH OF THE NORTH LINE OF ALBANY AVENUE LYING NORTH OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED LUNT AVENUE AND LYING SOUTH OF THE NORTH LINE

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OF SAID BLOCK 5 EXTENDED WEST SAID EXTENSION ALSO BEING THE NORTH LINE OF VACATED WEST ESTES AVENUE TOGETHER WITH ALL OF VACATED WEST LUNT AVENUE LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE TOGETHER WITH ALL OF VACATED WEST ESTES AVENUE LYING EAST OF THE EAST LINE OF KEDZIE AVENUE ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE ABOVE DESCRIBED TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 505.51 FEET; THENCE SOUTH ALONG THE LINE PARALLEL TO THE EAST LINE OF SAID TRACT, 681.49 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT, 505.49 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 681.52 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

7061 North Kedzie Avenue, Unit 106
Chicago, IL 60648

REAL ESTATE TRANSFER 05/21/2014



CHICAGO:	\$525.00
CTA:	\$210.00
TOTAL:	\$735.00

10-36-100-018-1003 | 20140501601275 | A35FXQ

REAL ESTATE TRANSFER 05/21/2014



COOK	\$35.00
ILLINOIS:	\$70.00
TOTAL:	\$105.00

10-36-100-018-1003 | 20140501601275 | 9CJEWU

Mail to:

DEBORAH GARBER
7061 N. KEDZIE AVE #106
CHICAGO IL 60645

Send Subsequent Tax Bills To:

DEBORAH GARBER
7061 N. KEDZIE AVE #106
CHICAGO IL 60645