

UNOFFICIAL COPY



Doc#: 1417117010 Fee: \$48.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/20/2014 09:28 AM Pg: 1 of 6

Mail to: *520-218694*
LenderLive Settlement Services, LLC
1044 Main Street, Ste. 700
Kansas City, MO 64105
(816) 221-0881

WARRANTY DEED

Sean Purcell, a single man (the "Grantor"), whose address is 16042 Bormet Drive, Tinley Park, IL 60477, 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 December 16, 2005, in the principal sum of One Hundred Forty-Seven Thousand Two Hundred Dollars and 00/100, (\$147,200.00), and that certain Note is secured by the Mortgage bearing even date and recorded on January 9, 2006, as Instrument No. 0600908061 in the Cook County, Illinois Records and re-recorded on April 10, 2006 as Instrument No. 0610027047 (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 following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

Parcel 1:

A parcel of land being a part of Lot 88 in Meadow Park Estates Phase 2, being a Subdivision of part of the East 1/2 of the Northeast 1/4 of Section 23, Township 36 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded June 28, 1994, as Document Number 94565770, in Cook County, Illinois said part being described as follows: Commencing at the Northeast corner of said Lot 88, thence North 87 degrees 05 minutes 37 seconds West along the North line of said Lot 88, a distance of 19.89 feet; thence South 02 degrees 54 minutes 23 seconds West, a distance of 55.91 feet to a point of beginning, thence continuing South 02 degrees 54 minutes 23 seconds West, a distance of 20.57 feet; thence North 87 degrees 05 minutes 37 seconds West, a distance of 68.46 feet; then North 02 degrees 54 minutes 23 seconds East, a distance of 20.57 feet; thence South 87 degrees 05 minutes 37 seconds East, a distance of 68.46 feet to the point of beginning.

(6565.133, 0599664992)

S Yes
P No
S No
M No
S Yes
E Yes
INT No

UNOFFICIAL COPY

Parcel 2:

Easements for ingress and egress for the benefit of Parcel 1 as set forth in Declaration of Covenants and Restrictions for Meadow Park Estates recorded May 27, 1994, a Document 94479788 and as amended from time to time.

Common Address: 16042 Boromet Drive, Tinley Park, IL 60477
Parcel ID: 27-23-212-040-0000

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 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 29 day of MARCH, 2014 (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.

UNOFFICIAL COPY

Grantor has executed this Warranty Deed on 29 day of MARCH, 2014.

Sean Purcell

Sean Purcell

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County in the State aforesaid, do hereby certify that Sean Purcell, a single man, 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.

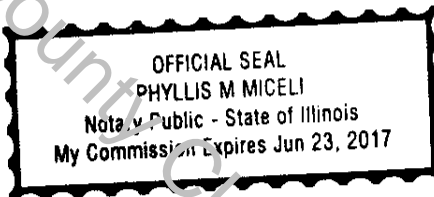
GIVEN under my hand and notarial seal, this 29th day of March, 2014.

Phyllis M. Miceli

Notary Public

Print Name: Phyllis M. Miceli

My Commission Expires: 6/23/17



This Instrument was prepared by:

Benjamin L. Musholt (Bar No. 6308040)

Whose address is:

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

UNOFFICIAL COPY

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

DATE: 4-29-2014

Sean Purcell
Sean Purcell

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).

UNOFFICIAL COPY

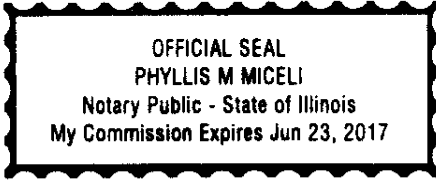
STATEMENT BY GRANTOR AND GRANTEE

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 MARCH, 29, 2014

Signature: Sean Purcell
Sean Purcell, Grantor or Agent

Subscribed and sworn to before me
By the said Sean Purcell
This 29th day of March, 2014
Notary Public Phyllis M. Miceli



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 _____, 2014

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.)

UNOFFICIAL COPY

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 _____, 2014

Signature: _____

Sean Purcell, Grantor or Agent

Subscribed and sworn to before me

By the said _____

This _____, day of _____, 20_____

Notary Public _____

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 April 30, 2014

Nationstar Mortgage, LLC

Signature: _____, Grantee or Agent

Name: Thomas Earl Brown

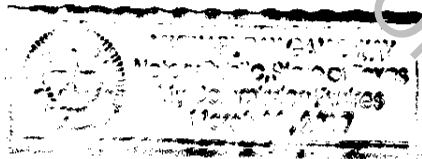
Title: Assistant Vice President

Subscribed and sworn to before me

By the said Thomas Earl Brown

This 30, day of April, 2014

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.)