

# UNOFFICIAL COPY



Doc#: 1420229001 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/21/2014 09:45 AM Pg: 1 of 5

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

L.E.A. Group LLC
166 Ripley St.
San Francisco, CA 94110

---

## QUIT CLAIM DEED

THIS INDENTURE made this 6th day of May, 2014, between **Nationstar Mortgage, LLC**, hereinafter ("Grantor"), and **L.E.A. Group LLC**, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Fifty-Seven Thousand Two Hundred Twenty-Six Dollars and 05/100 Dollars (\$57,226.05), and other good and valuable consideration, the receipt of which is hereby acknowledged, does REMISE, RELEASE, QUIT CLAIM unto the Grantees FOREVER, the real property situated in the County of **Cook** and State of Illinois and more particularly described on Exhibit A and known as **2039 W. Garfield Blvd., Chicago, IL 60636**.


And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 DEFEND, subject to all matters set forth on Exhibit B.



# UNOFFICIAL COPY

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

REAL ESTATE TRANSFER TAX		14-Jul-2014
	<b>CHICAGO:</b>	431.25
	<b>CTA:</b>	172.50
	<b>TOTAL:</b>	603.75
20-18-105-007-0000   20140601602589   1-175-281-792		

REAL ESTATE TRANSFER TAX		14-Jul-2014
	<b>COUNTY:</b>	28.75
	<b>ILLINOIS:</b>	57.50
	<b>TOTAL:</b>	86.25
20-18-105-007-0000   20140601602589   1-762-713-728		

# UNOFFICIAL COPY

Executed by the undersigned on May 6, 2014:

GRANTOR:  
Nationstar Mortgage, LLC

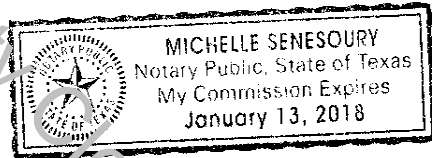
By: *Jennifer Huynh* 5/14/14  
Name: Jennifer Huynh  
Title: Assistant Secretary

STATE OF Texas )  
 ) SS  
COUNTY OF Denton )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jennifer Huynh, personally known to me to be the Assistant Secretary of Nationstar Mortgage LLC, and 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 as such Assistant Secretary signed and delivered the instrument as Asst. Secretary free and voluntary act, and as the free and voluntary act and deed of said Nationstar Mortgage LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of May, 2014.

Commission expires Jan 13, 2018  
Notary Public: *Michelle Senesoury*



SEND SUBSEQUENT TAX BILLS TO:

166 Ripley St., San Francisco, CA 94110

# UNOFFICIAL COPY

## Exhibit A Legal Description

LOTS 3 AND 4 IN BLOCK 2 IN DEWEY'S SUBDIVISION OF THE SOUTH 1819.8 FEET OF THE NORTH 1986.8 FEET OF THE EAST 1127.8 FEET IN THE SOUTH 290 FEET OF THE NORTH 2276.8 FEET OF THE EAST 837.3 FEET IN THE NORTH 290 FEET OF THE SOUTH 323 FEET OF THE EAST 987.3 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-18-105-007-0000

2039 W, GARFIELD BLVD  
CHICAGO IL 60636

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## **Exhibit B** Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

Property of Cook County Clerk's Office