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Doc#: 1422742067 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/15/2014 03:08 PM Pg: 1 of 6

FIRST AMERICAN TITLE order # 2528235

WARRANTY DEED

Melvin James and Brenda James, husband and wife (the "Grantors"), whose address is 14300 Drexel Avenue, Dolton, IL 60419, in consideration of the payment of Ten Dollars and 00/100, (\$10.00), and the release of Grantors from personal liability for a money judgment or deficiency judgment under a first mortgage note (the "Note") executed on November 18, 2006, in the principal sum of One Hundred Forty-Six Thousand Seven Hundred and 00/100, (\$146,700.00), and that certain Note is secured by the Mortgage bearing even date and recorded on December 13, 2006, as Document Number 0634726079 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:

Lot 30, in Block 7 in Calumet Park First Addition a subdivision of part of Lots 1 to 3 in subdivision of part of the Southwest quarter (1/4) of Section 2, Township 36 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded June 18, 1925 as Document No. 8948328, in Cook County, Illinois.

Common Address: 14300 Drexel Avenue, Dolton, IL 60419
Parcel ID: 29-02-309-016-0000

together with all improvements thereon and appurtenances thereunto belonging.

Grantors 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, Grantors 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

6026.399

Mail to: 2/2/11
LenderLive Settlement Services, LLC
1044 Main Street, Ste. 700
Kansas City, MO 64105
(816) 221-0881

VILLAGE OF DOLTON No 18732
WATER / REAL PROPERTY TRANSFER TAX
ADDRESS 14300 Drexel
ISSUE 6-20-14 EXPIRED 7-20-17
AMT 50
TYPE WTS
VILLAGE COMPTROLLER

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P 6/66/66
S N
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INTA

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Grantors.

Grantors further declare 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 Grantors and Grantee and that certain Settlement Agreement dated 24th day of January, 2014 (and the documents referred to in the Settlement Agreement and executed in connection with the Settlement Agreement) between Grantors and Grantee with respect to the above-described real property, together with all improvements and appurtenances.

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

Grantors, 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.

Grantors have executed this Warranty Deed on 24th day of January, 2014.

Melvin James
Melvin James

Brenda James
Brenda James

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 Melvin James and Brenda James, 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.

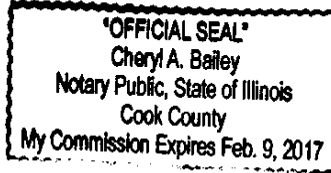
GIVEN under my hand and notarial seal, this 24th day of January, 2014.

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Cheryl A. Bailey
Notary Public

Print Name: Cheryl A. Bailey

My Commission Expires: 2-9-2017



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(L);
DEED ISSUED TO THE HOLDER OF THE MORTGAGE PURSUANT TO TRANSFER IN LIEU OF
FORECLOSURE AND RELEASE OF PROPERTY FROM THE DEBT

✓ DATE: 1-24-14

Melvin James
Melvin James

Brenda James
Brenda James

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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STATE OF Texas)

)ss.

COUNTY OF Denton)

NOW on this 10 day of March, 2014, before me appeared Thomas Morgan II to me personally known, who being by me duly sworn, did say that he/she is Assistant Vice President of Nationstar Mortgage LLC, and that said instrument was signed and sealed on behalf of said corporation, and he/she acknowledged said instrument to be the free act and deed of said corporation as Party of the First Party.

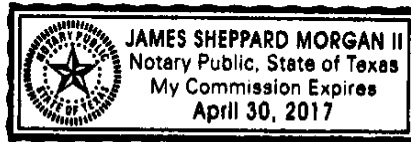
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

[Signature]

Notary Public

Print Name: James Sheppard Morgan II

My Commission Expires: April 30, 2017



This Instrument was prepared by:

Benjamin L. Musholt (Bar No. 6308040)

Whose address is:

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

When Recorded Return to:

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

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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 January 24, 2014

Signature: Melvin James
Melvin James, Grantor or Agent

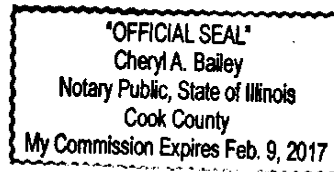
Signature: Brenda James
Brenda James, Grantor or Agent

Subscribed and sworn to before me

By the said _____

This 24th day of January, 2014

Notary Public Cheryl A. Bailey



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: _____, *next page* 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.)

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STATEMENT BY GRANTOR AND GRANTEE

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Dated _____, 2014

Signature: _____
Melvin James, Grantor or Agent

See previous page
Signature: _____
Brenda James, Grantor or Agent

Subscribed and sworn to before me
By the said _____
This _____, day of _____, 20____
Notary Public _____

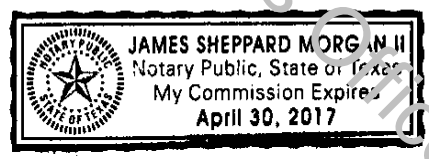
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 10, 2014

Nationstar Mortgage, LLC

Signature: _____, Grantee or Agent
Name: Thomas Morgan II
Title: Assistant Vice President

Subscribed and sworn to before me
By the said Thomas Morgan II
This 10 day of April, 2014
Notary Public JSM II



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.)