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Doc#: 1424839046 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/05/2014 11:42 AM Pg: 1 of 6

Mail to: 520-221115
LenderLive Settlement Services, LLC
1044 Main Street, Ste. 700
Kansas City, MO 64105
(816) 221-0381

WARRANTY DEED

Ruben A. Naal and Maria E. Cruz, husband and wife (the "Grantor"), whose address is 2841-53 North Pulaski, Chicago, IL 60641, in consideration of the payment of Ten and 00/100 Dollars (\$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 21, 2006, in the principal sum of Two Hundred Thirty-Nine Thousand Nine Hundred Twenty and 00/100 Dollars, (\$239,920.00), and that certain Note is secured by the Mortgage bearing even date and recorded on January 5, 2007, as Instrument No. 0700522001 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:

The following described Real Estate situated in the County of Cook in State of Illinois, to wit:

Parcel 1:

Unit 3S in the 2841 N. Pulaski Condominium as delineated and defined in the Declaration recorded as Document No. 0629716075 as amended from time to time, together with its undivided percentage interest in the common elements, in Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The right to the use of parking space number 2 limited common elements as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 0629716075.

Common Address: 2841-53 North Pulaski, Chicago, IL 60641

(6064.159, 0596409573)

Yes
to CC
N
N
Yes
yes
no

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Parcel ID: 13-26-123-032-1008

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.

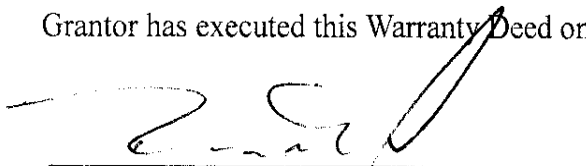
This Warranty Deed is an absolute conveyance and grant of title, Grantor having sold and conveyed the above-described real property and all improvements on it and appurtenances to it to Grantee for fair and adequate consideration, such consideration, in addition to that above-recited, being satisfaction 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, or 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 10 day of June, 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.

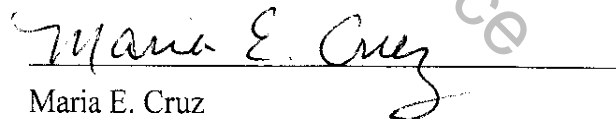
Grantor further acknowledges that fair and adequate consideration has been given for his or her waiver of all redemption and cure rights permitted by law.

Grantor, with Grantee's express concurrence, states that it is their 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.

Grantor has executed this Warranty Deed on this 10 day of June, 2014.



Ruben A. Naal



Maria E. Cruz

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STATE OF IL)
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County in the State aforesaid, do hereby certify that Ruben A. Naal and Maria E. Cruz, 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 they signed and delivered the said instrument as their 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 14 day of June, 2014.

Maria T Gaud

Notary Public

Print Name: Maria T Gaud

My Commission Expires: 4-21-15

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: 6-11-14

Ruben A. Naal
Ruben A. Naal

Maria E. Cruz
Maria E. Cruz

Mail Tax Notices To and Property Owner:
Nationstar Mortgage LLC, 350 Highland Drive, Lewisville, TX 75067

When Recorded Return to:

(6064.159, 0596409573)

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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).

Property of Cook County Clerk's Office

City of Chicago
Dept. of Finance
671448



Real Estate
Transfer
Stamp

\$0.00

7/28/2014 15 27

cr00198

Batch 8,559,321

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STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** affirms that, to the best of Grantor's 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 June 10, 2014

Signature: [Signature]
Ruben A. Neal, Grantor

Signature: [Signature]
Maria E. Cruz, Grantor

Subscribed and sworn to before me

By the said _____

This 10 day of June, 2014

Notary Public [Signature]



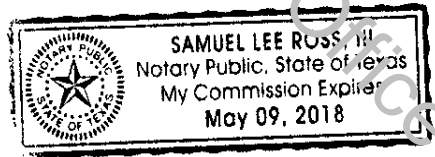
The **Grantee** or its agent affirms and verifies that the name of the **Grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 6-20, 2014

Nationstar Mortgage LLC

Signature: [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 20th day of June, 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.)

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STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** affirms that, to the best of Grantor's 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 June 10, 2014

Signature: [Handwritten Signature]

Ruben A. Naal, **Grantor**

Signature: [Handwritten Signature]

Maria E. Cruz, **Grantor**

Subscribed and sworn to before me

By the said Ruben A. Naal and Maria E. Cruz

This 10, day of June, 2014

Notary Public [Handwritten Signature]



The **Grantee** or its 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.)