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Doc#: 1501322067 Fee: \$48.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/13/2015 01:19 PM Pg: 1 of 6

After Recording Return To:
Old Republic Default Management Services
Attn: Recording Department
500 City Parkway West, Suite 200
Orange, California 92868

Prepared By:
RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, TX 75251

Loan No.: 0603943416
Investor No.: 0749771933

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Kimberly A. Strecker, divorced and not since remarried
the GRANTOR(S)
herein, for the consideration of One Dollar (\$1.00), and other good and valuable consideration, receipt of which is
hereby acknowledged, do give, grant, bargain, sell, warrant, and convey unto Nasionstar Mortgage LLC,
whose address is 350 Highland Drive, Lewisville, Texas 75067

its successors and assigns, all of the following described premises situated in the County of Cook, the GRANTEE,
State of Illinois, to-wit:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

City of Chicago
Dept. of Finance
681032



Real Estate
Transfer
Stamp

1/13/2015 10:06
dr00198

\$0.00

Batch 9,286,787

Tax Parcel Number: 13-20-230-028-0000

Commonly Known As: 5718 W Addison Street, Chicago, Illinois 60634

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Loan No.: 0603943416

Investor No.: 0749771933

THIS DEED is an absolute conveyance of title in effect as well as form, and is not intended as a mortgage, trust conveyance or security of any kind. It being the intention of the Grantor and the Grantee that the interest of the Grantor and the Grantee, their successors and/or assigns in said property under said mortgage whether guaranteed, insured or direct loan, shall not merge, and that said mortgage shall not merge, and that said mortgage shall remain in full force and effect until specifically released. Said mortgage was made by Kimberly A. Strecker, a married woman _____, as Mortgagor to Mortgage Electronic Registration Systems INC. acting solely as nominee for Bridgeview Bank Mortgage Co LLC _____, as Mortgagee, dated March 6th, 2013 _____, and recorded on March 26th, 2013 _____ in Book N/A _____, Page N/A _____, Instrument No. 1308547041 _____, which was assigned to Nationstar Mortgage, LLC by an Assignment recorded in Book N/A, Page N/A, Instrument No. N/A, or by an Assignment recorded simultaneously herewith at the Cook County Clerk's Office.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, his successors and assigns forever. The said GRANTORS do covenant for themselves, their heirs, executors, and assigns, that at the signing of these presents, they are well seized of the above described premises as a good and indefeasible estate in fee simple, and have good right to bargain and sell the same in the manner and form as above written; and that the same are free and clear from all encumbrances whatsoever, and that they and their heirs, executors, and assigns will warrant and defend said premises, with the appurtenances thereunto belonging, unto said GRANTEE, his successors and assigns, against all lawful claims and demands whatsoever. Said GRANTORS hereby release and waive all rights under and by virtue of the Homestead Exemption laws of the State of Illinois and any other State Law which may apply.

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WITNESS the HAND and SEAL of the GRANTORS on this 17 day of October, 2014.

Kimberly A Strecker (Seal)
Kimberly A. Strecker

_____ (Seal)

_____ (Seal)

_____ (Seal)

State of Illinois
County of Lasalle

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, Kimberly A. Strecker

personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 14th day of October, 2014.

SEAL



Tatiana Panferova
Notary Public
Tatiana Panferova
Printed Name
My Commission Expires: 05.21.2014

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO: Nationstar Mortgage LLC, 350 Highland Drive, Lewisville, Texas 75067

"TAX EXEMPT PURSUANT TO PARAGRAPH L, SECTION 4, OF THE REAL ESTATE TRANSFER TAX ACT."

10/17/14
Date

Kimberly A Strecker (Seal)
Printed Name Kimberly A Strecker

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EXHIBIT "A"

THE FOLLOWING REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

THE WEST 30 FEET OF THE EAST 90 FEET OF LOT 170 KOESTER AND ZANDERS ADDITION TO WEST IRVING PARK, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX ID NO: 13-20-230-028-0000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED
GRANTOR: DRAGISA KOSIC, RADMILLA KOSIC and DRAGISA DOSIC
GRANTEE: KIMBERLY A. STRECKER
DATED: 05/23/2003
RECORDED: 06/16/2003
DOC#/BOOK-PAGE: 0316733285

ADDRESS: 5718 W ADDISON STREET , CHICAGO, IL 60634

Property of Cook County Clerk's Office

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Loan No.: 0603943416
Investor No.: 0749771933

STATEMENT BY GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantor 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, 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 October 17, 2014 Signature Kubly A Stee
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 14th day of October, 2014.



Notary Public Tatiana V Panferova
Printed Name Tatiana V Panferova

The grantee or his agent affirms that, to the best of his/her 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, 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 _____, _____ Signature _____
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this _____ day of _____, _____.

Notary Public _____
Printed Name _____

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.

(Attached 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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Dated _____, _____ Signature _____
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this _____ day of _____,

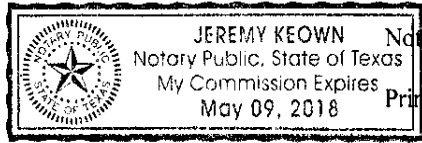
Notary Public _____

Printed Name _____

The grantee or his agent affirms that, to the best of his/her 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, 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 October 24, 2014 Signature _____
Grantor or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 24 day of October, 2014.



Notary Public _____

Printed Name Jeremy Keown

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.

(Attached 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)