

# UNOFFICIAL COPY



Doc#: 1509722052 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/07/2015 10:07 AM Pg: 1 of 5

This Document Prepared By:

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

After Recording Return To:

James Murray
1423 S. Cypress Drive
Mount Prospect, IL 60056

## QUIT CLAIM DEED

THIS INDENTURE made this 18 day of February, 2015, between THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWMBS REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2004-R1 hereinafter ("Grantor"), and James Murray, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of **Sixty-Six Thousand and 00/100 Dollars (\$66,000.00)**, 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 **14457 Kilpatrick Ave, Midlothian, IL 60445**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his 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.

CCRD REVIEWER RA

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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.



**VILLAGE OF  
MIDLOTHIAN**  
Real Estate Payment Stamp  
2480

REAL ESTATE TRANSFER TAX		24-Mar-2015
	COUNTY:	33.00
	ILLINOIS:	66.00
TOTAL:		99.00
28-10-110-028-0000   20150301670727   1-257-042-304		

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Executed by the undersigned on February 18, 2015:

GRANTOR:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWMBS REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2004-R1, By Nationstar Mortgage LLC as attorney in fact

By:

Name:

Jonathan Lipsey

Title:

Assistant Secretary

*[Handwritten Signature]* 2/18/15

Property of Cook County Clerk's Office

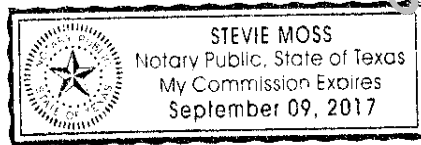
STATE OF Texas )  
 ) SS  
COUNTY OF Denton

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jonathan Lipsey, known to me to be the Assistant Secretary of Nationstar Mortgage LLC and 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 Jonathan Lipsey signed and delivered the instrument as Assistant 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 18 day of February, 2015.

Commission expires Sept 9, 2017  
Notary Public

*[Handwritten Signature: Stevie Moss]*



SEND SUBSEQUENT TAX BILLS TO:

James Murray  
1423 S. Cypress Drive  
Mount Prospect, IL 60056

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**Exhibit A**  
Legal Description

LOT 11 AND 12 (EXCEPT THE NORTH 45 FEET THEREOF) IN BLOCK 11 IN MIDLOTHIAN PARK, A SUBDIVISION OF BLOCK 1 TO 4, 13, TO 20 AND 29 TO 32, IN FIRST ADDITION TO MIDLOTHIAN GARDENS, A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 28-10-110-028-0000

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## 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.

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