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Doc#: 1509722053 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/07/2015 10:09 AM Pg: 1 of 5

Property of Cook County Clerk's Office

This Document Prepared By:

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

After Recording Return To:

Karam Hans
3915 28 Avenue
Edmonton, t616g7

QUIT CLAIM DEED

THIS INDENTURE made this 19 day of February, 2015, between NATIONSTAR MORTGAGE, LLC hereinafter ("Grantor"), and **Karam Hans**, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of **Twenty Six Thousand Five Hundred Dollars (\$26,500.00)**, 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 **7121 S Perry Avenue, Chicago, IL 60621**.

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.


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.



CCRD REVIEWER Rv

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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		25-Mar-2015
	CHICAGO:	198.75
	CTA:	79.50
	TOTAL:	278.25
20-28-206-006-0000 20150301669039 1-456-327-040		

REAL ESTATE TRANSFER TAX		25-Mar-2015
	COUNTY:	13.25
	ILLINOIS:	26.50
	TOTAL:	39.75
20-28-206-006-0000 20150301669039 1-176-643-968		

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Executed by the undersigned on February 19, 2015:

GRANTOR:
NATIONSTAR MORTGAGE, LLC

By: *[Signature]* 2119115
Name: Jonathan Lipsey
Title: Assistant Secretary

STATE OF TEXAS)
) SS
COUNTY OF DeWitt)

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.

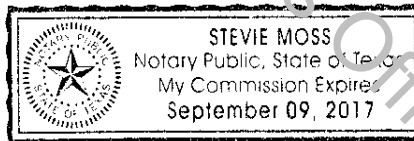
Given under my hand and official seal, this 19 day of February 2015.

Commission expires Sept. 9, 2017
Notary Public

[Signature]

SEND SUBSEQUENT TAX BILLS TO:

Karam Hans
3915 28 Avenue
Edmonton, t616g7



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Exhibit A
Legal Description

THE SOUTH HALF OF LOT 9 IN BLOCK 2 IN EGGLESTON'S SUBDIVISION OF THAT PART LYING EAST OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER, OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-28-206-006-0000

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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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