

# UNOFFICIAL COPY

Doc#: 1536557243 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/31/2015 12:37 PM Pg: 1 of 5

Dec ID 20151201649170  
ST/CO Stamp 2-013-924-416 ST Tax \$0.50 CO Tax \$0.25  
City Stamp 1-049-228-352 City Tax: \$5.25

This Document Prepared By:

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

After Recording Return To:

Mirosław Firlej
5201 N Harlem Avenue
Chicago, IL 60656

---

## QUIT CLAIM DEED

THIS INDENTURE made this 9 day of October 2015, between **U.S. Bank, N.A.**, hereinafter ("Grantor"), and **Mirosław Firlej**, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of **Five Hundred Dollars and 00/100 (\$500.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, does REMISE, RELEASE, QUIT CLAIM unto the Grantee FOREVER, the real property situated in the County of **Cook** and State of Illinois and more particularly described on Exhibit A and known as **1717 West 59<sup>th</sup> Street, Chicago, IL 60636**.


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.



# UNOFFICIAL COPY

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.

REAL ESTATE TRANSFER TAX		29-Dec-2015
	CHICAGO:	3.75
	CTA:	1.50
	<b>TOTAL:</b>	<b>5.25 *</b>
20-18-405-004-0000   20151201649170   1-049-228-352		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		29-Dec-2015
 	COUNTY:	0.25
	ILLINOIS:	0.50
	<b>TOTAL:</b>	<b>0.75</b>
20-18-405-004-0000   20151201649170   2-013-924-416		

# UNOFFICIAL COPY

Executed by the undersigned on October 9, 2015:

GRANTOR:

U.S. Bank, N.A., by Nationstar Mortgage LLC, as attorney in fact

By:



Name: Jonathan Lipsey

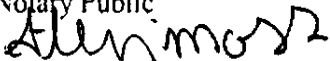
Title: Assistant Secretary

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 Assistant Secretary, for the uses and purposes therein set forth.

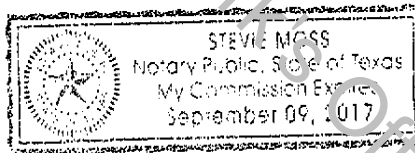
Given under my hand and official seal, this 1 day of October, 2015.

Commission expires Sept 9, 2017  
Notary Public



SEND SUBSEQUENT TAX BILLS TO:

Mirosław Firlej  
5201 N Harlem Avenue  
Chicago, IL 60656



Property of County Clerk's Office

# UNOFFICIAL COPY

**Exhibit A**  
Legal Description

LOT 7 IN BLOCK 3 IN DEMAREST SUBDIVISION OF THE NORTHEAST ¼ OF THE  
SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE  
THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-18-405-004-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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.

Property of Cook County Clerk's Office