

# UNOFFICIAL COPY

Doc#: 1617422038 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/22/2016 09:09 AM Pg: 1 of 4

QUIT CLAIM DEED  
GENERAL

01146 38994  
2/23

Dec ID 20160601618606  
ST/CO Stamp 0-559-387-968 ST Tax \$170.00 CO Tax \$85.00  
City Stamp 0-119-444-800 City Tax: \$1,785.00

THE GRANTOR(S), U.S. BANK, N.A, a national banking association organized and existing under the laws of the United States, of the city of Coppell State of TX

for and in consideration of One Hundred Seventy Thousand Dollars (\$170,000.00) in hand paid, convey(s) and quit claim(s) to MSP RESIDENTIAL LLC A LIMITED LIABILITY COMPANY FOR THE COMMONWEALTH OF MASSACHUSETTS,  
(Grantee's Address) 10 Malcolm X Boulevard, Boston MA 02119,  
of the County of Suffolk, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:  
See Attached Exhibit "A"

**SUBJECT TO:** Subject, however, to the general taxes for the year of 2015 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-26-222-021-0000  
Address of Real Estate: 2853 North Central Park Avenue Chicago, Illinois 60618

Dated this 31<sup>st</sup> day of May, 2016

Dannille Chapman

Dannille Chapman

U.S. Bank, N.A.  
By Nationstar Mortgage LLC a Delaware Limited  
Liability Company as Power of attorney

: Assistant Secretary

STEWART TITLE  
800 E. DIEHL ROAD  
SUITE 180  
NAPERVILLE, IL 60563

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Colorado

STATE OF ~~ILLINOIS~~, COUNTY OF Douglas ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Dannille Chapman Assistant Secretary personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that She signed, sealed, and delivered the said instrument as her 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 official seal, this 31 day of May, 2014

Rachel Siegel (Notary Public)


**EXEMPT** under provisions of Paragraph 4, Section 4, Real Estate Transfer Tax Act.  
6/10/16  
Date [Signature]  
Buyer, Seller or Representative

**RACHEL SIEGEL  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20124082326  
MY COMMISSION EXPIRES 01/10/2017**

Prepared By:  
Robert P. Reynolds  
105 West Adams  
Chicago, Illinois 60603

| REAL ESTATE TRANSFER TAX  |           | 17-Jun-2016 |
|---|-----------|-------------|
|  | COUNTY:   | 85.00       |
|  | ILLINOIS: | 170.00      |
|   | TOTAL:    | 255.00      |
| 13-26-222-021-0000   2016061618606   0-559-387-868                                  |           |             |

Mail To:  
Ernest Lofton  
922 Great Plains Avenue  
Matteson, Illinois 60443

| REAL ESTATE TRANSFER TAX  |          | 17-Jun-2016 |
|---|----------|-------------|
|  | CHICAGO: | 1,275.00    |
|   | CTA:     | 510.00      |
|   | TOTAL:   | 1,785.00*   |
| 13-26-222-021-0000   2016061618606   0-119-444-300                                  |          |             |
| * Total does not include any applicable penalty or interest due.                    |          |             |

Name and Address of Taxpayer/Address of Property:  
Ernest Lofton  
922 Great Plains Avenue  
Matteson, Illinois 60443

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**ALTA COMMITMENT FOR TITLE INSURANCE  
EXHIBIT "A"  
LEGAL DESCRIPTION**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

File No.: 01146-43448 38996

Lot 37 in Block 1 in William E. Hatterman's Milwaukee Avenue Subdivision, being a Subdivision of Lot 15 and 16 in Brand's Subdivision of the North East quarter of Section 26, Township 40 N, Range 13, East of the Third Principal Meridian, Cook County, Illinois.

Property of Cook County Clerk's Office



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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 6/10, 2016

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 10<sup>th</sup> day of June, 2016  
Notary Public Victoria A. Friel



The grantee or his 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 6/10, 2016

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 10<sup>th</sup> day of June, 2016  
Notary Public Victoria A. Friel



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.)