

# UNOFFICIAL COPY



Doc# 2313957016 Fee \$88.00

## QUIT CLAIM DEED

Mail to:

Grantees Address:

Federal Home Loan Mortgage Corporation

-

8200 Jones Branch Drive

McLean, VA 22102

(703) 903-2000

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/19/2023 04:07 PM PG: 1 OF 4

Send subsequent tax bills to:

Federal Home Loan Mortgage Corporation

-

8200 Jones Branch Drive

McLean, VA 22102

(703) 903-2000

THIS INDENTURE, made this 10 day of May, 2023, between **Nationstar Mortgage LLC** a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of IL, party of the first part, and **Federal Home Loan Mortgage Corporation**, party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does CONVEY AND QUIT CLAIM unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of IL known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

P.I.N. (S): 10-36-100-015-1118

ADDRESS(ES) 7141 North Kedzie Avenue, Unit 812, Chicago, IL 60645

### REAL ESTATE TRANSFER TAX

19-May-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

### REAL ESTATE TRANSFER TAX

19-May-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

10-36-100-015-1118 | 20230501625639 | 1-241-139-920

10-36-100-015-1118 | 20230501625639 | 0-936-217-296

\* Total does not include any applicable penalty or interest due

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its (Office) Tracy Armstrong, (Name) Assistant Secretary, and attested to by its (Office) Andre Dickson, (Name) Assistant Secretary, the day and year first above written.

Nationstar Mortgage LLC

By: Tracy Armstrong <sup>5-11-2023</sup>  
Tracy Armstrong, Assistant Secretary

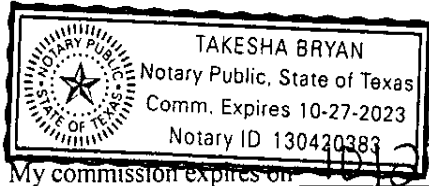
Attest: Andre Dickson <sup>5/11/2023</sup>  
Andre Dickson Assistant Secretary

State of Texas )  
County of Denton ) SS.

On May 10, 2023 before me, Takesha Bryan, personally appeared Tracy Armstrong and Andre Dickson, who provided to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Takesha Bryan  
My commission expires on 10/27/23, 2023.

This instrument was prepared by Russell C. Wirbicki, 33 W. Monroe St., Suite 1540, Chicago, IL 60603.

Exempt from real estate transfer tax under 35 ILCS 200/31-45 L.

Date: May 19, 2023  
[Signature]  
Buyer, Seller or Representative

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 812 AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 33 FEET THEREOF, THE EAST 698 FEET THEREOF, AND THE WEST 40 FEET THEREOF AND EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF WEST TOUHY AVENUE AT A POINT 26 FEET EAST OF THE INTERSECTION OF THE EAST LINE OF NORTH KEDZIE AVENUE AND THE SOUTH LINE OF WEST TOUHY AVENUE, THENCE SOUTH PARALLEL TO SAID LINE OF NORTH KEDZIE AVENUE 100 FEET, THENCE SOUTH WEST 325.26 FEET TO A POINT ON SAID EAST LINE OF NORTH KEDZIE AVENUE, SAID POINT BEING 450.0 FEET SOUTH OF SAID SOUTH LINE OF WEST TOUHY AVENUE, THENCE NORTH, ALONG SAID EAST LINE OF NORTH KEDZIE AVENUE, 450.0 FEET, OF SAID SOUTH LINE OF WEST TOUHY AVENUE, THENCE EAST ALONG SAID SOUTH LINE OF WEST TOUHY AVENUE, 26.00 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 21906206 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENT DATED JUNE 3, 1968 AND RECORDED JUNE 14, 1968 AS DOCUMENT 20520336 MADE BY WINSTON GARDENS, INCORPORATED A CORPORATION OF ILLINOIS AND AS CREATED BY THE DEED FROM CENTEX HOMES CORPORATION, A NEVADA CORPORATION, TO ORVILLE WEISER AN EDITH WEISER, HIS WIFE DATED AUGUST 5, 1972 AND RECORDED SEPTEMBER 20, 1972 AS DOCUMENT 22057748 FOR VEHICULAR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE NORTH 30 FEET MEASURED AT 90 DEGREES TO THE NORTH LINE THEREOF, OF A TRACT OF LAND CONSISTING OF BLOCKS 4 AND 5 TOGETHER WITH ALL THAT PART OF VACATED NORTH ALBANY AVENUE LYING NORTH OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED WEST LUNT AVENUE, AND LYING SOUTH OF THE NORTH LINE OF SAID BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF VACATED WEST ESTES AVENUE, TOGETHER WITH ALL OF VACATED WEST LUNT AVENUE LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE AND TOGETHER WITH ALL OF VACATED WEST ESTES AVENUE LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36 TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE ABOVE DESCRIBED TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 505.51 FEET, THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACT 681.49 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 505.49 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 681.82 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

Address: 7141 North Kedzie Avenue, Unit 812, Chicago, IL 60645

P.I.N.(S): 10-36-100-015-1118

# UNOFFICIAL COPY

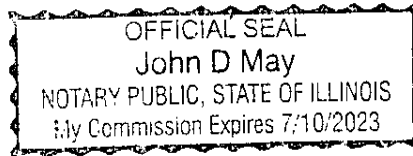
## STATEMENT BY GRANTOR AND GRANTEE

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 May 19, 2023

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said GRANTOR  
This 19<sup>th</sup> day of May, 2023  
Notary Public [Handwritten Signature]



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 May 19, 2023

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said GRANTEE  
This 19<sup>th</sup> day of May, 2023  
Notary Public [Handwritten Signature]



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.)