

UNOFFICIAL COPY

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2001-01-09 10:41:56  
Cook County Recorder 25.50

COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
ROLLING MEADOWS



0010019544

SPACE ABOVE LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 10<sup>th</sup> day of August 2000 by and between Wayne Ware whose address is 6626 South University Avenue, Chicago, IL 60634 ("Grantor"), and American Portfolio Mortgage whose address is 1250 W. Northwest Highway, Palatine IL 60067 ("Grantee").

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in the County of Cook, State of Illinois (the "Property") to wit:

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is made subject to covenants, restrictions, and easements of record and subject to such liens and encumbrances as may have attached or accrued through the acts or omissions of persons other than the Grantor and subject to the lien of taxes not yet due and payable.

TO HAVE AND TO HOLD, THE SAME IN FEE SIMPLE.

AND the Grantor hereby covenants with the said Grantee that Grantor is lawfully seized of said Property in fee simple; that Grantor has good right and lawful authority to sell and convey said Property; that Grantor hereby fully warrants the title to said Property, and will defend the same against the lawful claims of all persons by, through or under Grantor, and no others.

AND the Grantee hereby releases the Grantor of all past accrued interest. Relief of deficiencies and derogatory credit will occur upon execution of this document.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

EXEMPT PURSUANT TO  
SEC. 17-1 PAR. 118/00  
OF THE REAL ESTATE ACT

Grantor:

X Wayne Ware  
Wayne Ware  
Name

STATE OF ILLINOIS

COUNTY OF COOK

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of August, 2000 by Wayne Ware on behalf of Himself. He is personally known to me or has produced identification.

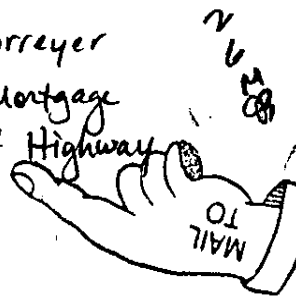
X Esperanza De Los Santos

Printed Name: Esperanza De Los Santos

My Commission expires:



Prepared By and when Recorded  
Mail to: Scott Vorreyer  
American Portfolio Mortgage  
1250 W. Northwest Highway  
Palatine, IL 60067



PROPERTY ADDRESS: 6626 S. UNIVERSITY, CHICAGO, ILLINIOS

LEGAL DESCRIPTION:

THE SOUTH ½ OF LOT 6 IN BLOCK 14 IN WOODLAWN RIDGE SUBDIVISION OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 20 23 125-020-0000

Property of Cook County Clerk's Office

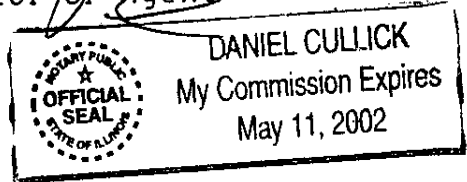
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## STATEMENT BY GRANTOR AND GRANTEE

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 1/8/01, 1901 Signature: [Signature]  
Grantor or Agent

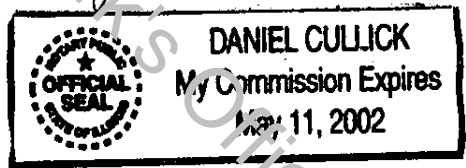
Subscribed and sworn to before me by the said U. Hoeker this 8th day of January 192001.  
Notary Public [Signature]



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 and hold title to real estate under the laws of the State of Illinois.

Dated 1/8/01, 1901 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said U. Hoeker this 8th day of January 192001.  
Notary Public [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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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