

SPECIAL WARRANTY DEED

Fairbanks Capital Corp., as servicing agent for TCIF REO1, LLC, by Fairbanks Capital Corp., a Utah corporation its attorney in fact ("Grantor") in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and quit claim to **Joe Capobianco**, ("Grantee") the following described real estate in Cook County, Illinois:



Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 08/27/2003 01:13 PM Pg: 1 of 2

The North half of Lot 44 and all of Lot 45 in block 11 in the Second Addition to West Pullman, being a subdivision of the west half of the southwest quarter of Section 28, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

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P.I.N. # 25-28-317-003-0000

Property Commonly Known As: 12509 S. Emerald, Chicago, IL 60628

Grantor warrants to the Grantees and Grantees' heirs and assigns that it has not done or suffered to be done anything to the property during Grantor's ownership thereof or in any manner encumbered the property except as expressly set forth in this deed and further covenants and warrants that it will defend the property against all persons asserting claims through Grantor contrary to the foregoing limited warranty. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE HEREBY EXPRESSLY DISCLAIMED, THIS CONVEYANCE OF REAL ESTATE AND IMPROVEMENTS THEREON IS MADE "AS-IS", WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND EXCEPT THE WARRANTY OF TITLE EXPRESSLY PROVIDED HEREIN.


Dated: August 11, 2003

Fairbanks Capital Corp., as servicing agent for TCIF REO1, LLC,

By: FAIRBANKS CAPITAL CORP., a Utah corporation, its attorney in fact

FIRST AMERICAN TITLE

ORDER # 281709


By: DENNIS COOK, DOC. CONTROL OFFICER

This document prepared by:
Kluever & Platt, LLC
65 E. Wacker Place, Suite 1700
Chicago, IL 60601

Mail subsequent tax bills to and after recording return

to: LAURIE A. TAYLOR
ATTORNEY AT LAW
2725 N. TRATCHER AVE, STE 103
RIVER GROVE, IL 60171.

UNOFFICIAL COPY

STATE OF Utah)
COUNTY OF Salt Lake) SS:

I, Lana A. McCovey, Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that DENNIS COOK, DOC. CONTROL OFFICER known to me to be the _____ of Fairbanks Capital Corp., a Utah corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such DENNIS COOK, DOC. CONTROL OFFICER, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for uses and purposes therein set forth.

Given under my hand and official seal this 12 day of August, 2003.

Lana A. McCovey
Notary Public

My Commission Expires: _____

