

# UNOFFICIAL COPY



282286 MK  
SPECIAL WARRANTY DEED

Doc#: 0403020054  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 01/30/2004 09:28 AM Pg: 1 of 3

MAIL TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME & ADDRESS OF TAXPAYER:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECORDER'S STAMP

THE GRANTOR: EMC MORTGAGE CORPORATION, created and existing under and by virtue of the laws of the State of DELAWARE for and in consideration of TEN (\$ 10.00) DOLLARS and other good and valuable considerations in hand paid.

CONVEYS to: IOAN CONFEDERAT  
5535 W. EDDY, CHICAGO, ILLINOIS 60641

all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

THE NORTH 70.40 FEET OF THE EAST 270 FEET OF LOT 6 IN L.B. SHEPARD'S SUBDIVISION OF BLOCK 4 IN MONTROSE, IN SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-15-104-037-0000  
Property Address: 4527 West Lawrence, Chicago, Illinois 60630

Subject to: general taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements. If any.

THIS PROPERTY IS BEING CONVEYED IN "AS IS" CONDITION. Grantor makes no representations or warranties, either express or implied with respect to the condition of the property, habitability, good and workmanlike construction or fitness for a particular purpose and all representations or warranties are hereby expressly excluded.

GRANTOR, for itself and its successors and assigns, covenants and warrants that it has not done or suffered to be done, anything whereby the above-described real estate hereby granted shall or may be encumbered or charged in any manner whatsoever.

3K9

STEWART TITLE OF ILLINOIS  
2 NORTH LaSALLE STREET, SUITE 1920  
CHICAGO, IL 60602

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In Witness Whereof, said Grantor has caused its name to be signed to by EMC MORTGAGE CORPORATION, these presents by its Vice President, and attested by its Asst. Secretary this 21<sup>st</sup> day of August, 2003

EMC MORTGAGE CORPORATION

Attest:

[Signature]  
**RHONDA ANDERSON**  
ASSISTANT SECRETARY

By:

[Signature]  
**CHRIS M. ALCEDO**  
VICE PRESIDENT

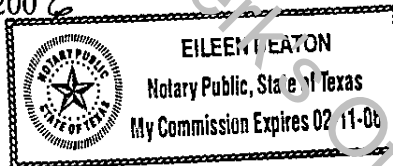
STATE OF TEXAS )  
)ss  
County of DALLAS )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that CHRIS M. ALCEDO personally known to me to be the Vice President of EMC Mortgage Corporation, and Rhonda Anderson personally known to me to be the Asst. Sec. said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Asst. Sec., they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21<sup>st</sup> day of August, 2003

Commission expires 2-11, 2006

[Signature]  
NOTARY PUBLIC



### MUNICIPAL TRANSFER STAMP (If Required)

NAME & ADDRESS OF PREPARER:

KROPIK, PAPUGA & SHAW  
120 South LaSalle  
Chicago, Illinois 60603



CITY OF CHICAGO

CITY TAX



SEP.-2.03.

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0131400
FP 102807

# 0000007201

### ILLINOIS TRANSFER STAMP

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
SEP.-2.03  
REVENUE STAMP

COUNTY TAX



# 0000013913

REAL ESTATE TRANSFER TAX
00087.75
FP 102810

# UNOFFICIAL COPY

AFFIDAVIT OF TITLE

STATE OF TEXAS )  
 ) SS.  
COUNTY OF DALLAS )

The undersigned, EMC MORTGAGE CORPORATION, says:

That EMC MORTGAGE CORPORATION is the grantor in the deed dated August 21, 2003, to IOAN CONFEDERAT, grantee, conveying the following described premises:

THE NORTH 70.40 FEET OF THE EAST 27.0 FEET OF LOT 6 IN L.B. SHEPARD'S SUBDIVISION OF BLOCK 4 IN MONTROSE, IN SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

That no labor or material has been furnished by EMC MORTGAGE CORPORATION for said premises within the last four months, that is not fully paid for.

That since the title date \_\_\_\_\_, 2003 in the report on title issued by MONROE TITLE COMPANY, EMC MORTGAGE CORPORATION has not done or suffered to be done anything that could in any way affect the title to premises, except permitted exceptions and except as otherwise disclosed by EMC MORTGAGE CORPORATION at or before the closing of the purchase of said premises by the Grantee in the above mentioned deed.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of premises and is made only to said Grantee, said representations not being assignable by said Grantee to any third party.

**THE ABOVE STATEMENTS ARE TRUE  
TO THE BEST OF MY KNOWLEDGE,  
INFORMATION AND BELIEF**

EMC MORTGAGE CORPORATION

BY: [Signature]  
Its Authorized Agent  
**CHRIS M. ALCEDO**  
VICE PRESIDENT

Subscribed and sworn before me  
this 21<sup>st</sup> day of August, 2003

Eileen Deaton  
Notary Public

