

UNOFFICIAL COPY

SPECIAL
WARRANTY
DEED



Doc#: 0406311179
Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 03/03/2004 03:17 PM Pg: 1 of 3

RTC 27176 1 of 3

The above space reserved for Recorder's use only.

THIS INDENTURE, made this 29 day of February 2004, between to **GMAC MORTGAGE CORPORATION** Grantee, and, **FAIRBANKS CAPITAL CORPORATION**, a corporation created and existing under and by virtue of the laws of the state of IL and duly authorized to transact business in the State of Illinois, Grantor, WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **COOK** and State of Illinois known and legally described on **Exhibit A attached hereto**.

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And the grantor, for himself, and his successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that he has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, he WILL WARRANT AND DEFEND, subject to those exceptions listed on **Exhibit A attached hereto**.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, by its Vice President, and attested by its Assistant Secretary, this 29 day of February, 2004.

FAIRBANKS CAPITAL CORPORATION,

IMPRESS
CORPORATE SEAL
HERE

By: [Signature]
AVIVA BUSH, DOC. CONTROL OFFICER

EXEMPT UNDER THE PROVISIONS OF
SECTION 4 PARAGRAPH
OF THE REAL ESTATE
TRANSFER TAX ACT DATE

2/23/04

Attest: [Signature]
GERALD FRENCH, VICE PRESIDENT REO

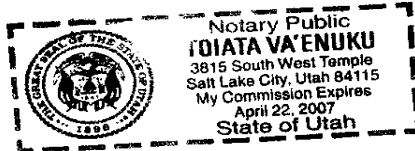
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State of UTAH, County of SALT LAKE. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that AYVA BUSH AND GERALD FRENCH personally known to me to be the DE CONTROL OFFICER AND VICE PRESIDENT the corporation and personally known to me to be the _____ of 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 DE CONTROL OFFICER and VICE PRESIDENT they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as their 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 23RD day of February, 2004.

Commission expires _____

Naenuku
Notary Public



This instrument was prepared by Bruce K. Shapiro, 555 Skokie Blvd, Suite 500, Northbrook, Illinois 60062.

Mail to :
GMAC Mortgage Corporation
4 Corporate Drive
Shelton, CT 06484

Mail Subsequent Tax Bills To:
GMAC Mortgage Corporation
4 Corporate Drive
Shelton, CT 06484

EXEMPT UNDER THE PROVISIONS OF
SECTION 4 PARAGRAPH B OF THE REAL ESTATE
TAX ACT DATE 2-23-04

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 312 IN THE THIRD ADDITION TO PACESETTER KNOLLCREST, HARRY M. QUINN MEMORIAL SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

IN COOK COUNTY, ILLINOIS

Subject to: General real estate taxes not due and payable at closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property

Permanent Real Estate Index Number(s) 28-36-107-031

Address of Real Estate: 2908 Bu Honwood WALK, HAZEL CREST, ILLINOIS 60429

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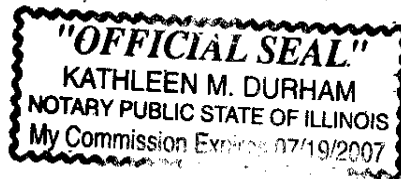
STATEMENT BY GRANTOR AND GRANTEE

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 Feb 23, 2004

Signature: *Kathleen M. Durham*
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor
this 23 day of Feb, 2004
Notary Public _____



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 Feb 23, 2004

Signature: *Kathleen M. Durham*
Grantee or Agent

Subscribed and sworn to before me
by the said Grantee
this 23 day of Feb, 2004
Notary Public _____



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.

(Attached 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.)