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SPECIAL WARRANTY DEED

Homecomings Financial Network, Inc., ("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 **River Group, Inc.**, ("Grantee") the following described real estate in Cook County, Illinois:



Doc#: 0406334104
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/03/2004 12:17 PM Pg: 1 of 3

See Attached Exhibit A

P.I.N. # 20-26-401-047

Property Commonly Known As: 1309 E. 75th Street, Chicago, IL 60649

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: December 16, 2003

Homecomings Financial Network, Inc.,

Ann M Knack
By: *Ann M Knack*
REO Manager

FIRST AMERICAN
File # 533185
Dec 2

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

Mail subsequent tax bills to and after recording

to: *River Group Inc.*
7303 N. CIRCULO AVE SUITE B
LINCOLNWOOD, IL 60712

CITY TAX
CITY OF CHICAGO
FEB. 17. 04
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005268

REAL ESTATE
TRANSFER TAX
0027000
FP 102812

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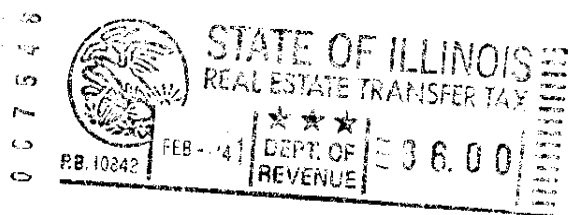
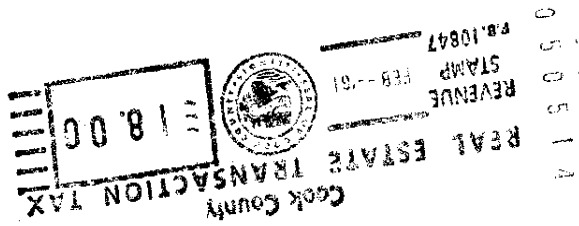
STATE OF Minnesota)
) SS:
COUNTY OF Hennepin)

I, Susan Ritchie Larson Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that Anu M Knack personally known to me to be the CEO Manager of Homecomings Financial Network, 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 Anu M Knack, 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 16 day of December, 2003.

Susan Ritchie Larson
Notary Public

My Commission Expires: 1/31/2005



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PARCEL 1: THE SOUTH 13 FEET OF THE NORTH 52 FEET 8 INCHES OF LOTS 7, 8 AND 1/2 OF LOT 6 IN BLOCK 40 IN CORNELL, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 26, THE SOUTHEAST 1/4 OF SECTION 26, (EXCEPT THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4) THE NORTH 1/2 OF THE NORTHWEST 1/4, THE SOUTH 1/2 OF THE NORTHWEST 1/4, WEST OF THE ILLINOIS CENTRAL RAILROAD AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 19.5 FEET OF THE WEST 6 FEET OF LOT 7 AND THE SOUTH 19.5 FEET OF THE EAST 1 FOOT OF LOT 8 IN BLOCK 40 IN CORNELL SUBDIVISION AFORESAID IN COOK COUNTY, ILLINOIS

PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AND DEFINED AND SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 19158403 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 1309 E. 75th Street, Chicago, IL 60649

P.I.N. 20-26-401-047

Property of Cook County Clerk's Office

Exhibit A