

UNOFFICIAL COPY

CT JL9936300



SPECIAL WARRANTY DEED (Corporation to Individual)

Doc#: 0415335129
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 06/01/2004 09:39 AM Pg: 1 of 2

EMC MORTGAGE CORPORATION

THIS INDENTURE is made this 30 day of March 2004, by and between EMC Mortgage Corporation, a corporation created and existing under and by virtue of the laws of the State of Delaware, party of the first part, and Frank J. Keefe, 5914 S. Futherford Ave., Chicago, Illinois, party of the second part.

WITNESSETH that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid by the party of the second part, the receipt and sufficiency of which are hereby expressly acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents, does hereby REMISE, REFLEASE and CONVEY unto said party of the second part, and to his successors and assigns, forever, all of the following described land situated in the County of Cook and State of Illinois, to wit:

Lot 28 in Apple Tree of Country Club Hills, being a subdivision of part of the Southwest 1/4 of Section 26, Township 36 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded December 29, 1969 as Document 21045222 in Cook County, Illinois

Tax No.: 28-26-307-028-0000

Common Address: 3730 W. 171st Place
Country Club Hills, Illinois 60429

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) Zoning laws and ordinances which conform to the present usage of the premises; (d) Public and utility easements which serve the premises; (e) Public roads and highways, if any; (f) Party wall rights and agreements, if any; and (g) Limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable. Property sold "AS IS" and "WHERE IS"

Together with all hereditaments and appurtenances thereunto belonging, or appertaining thereto, and all reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, in and to the above-described premises; TO HAVE AND TO HOLD the said premises as above-described, with the appurtenances, unto the said party of the second part, his successors and assigns, forever.

Said party of the first part, for itself and its successors, does hereby represent, covenant, promise and agree, to and with said party of the second part, his successors and assigns, that it has not done or suffered to be done, anything whereby the 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 him, it WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by, JASON PINSON, Vice President, and attested to by, SALLY WALKER, its Assistant Secretary, this 30 day of March 2004.

ATTEST

Sally Walker
Assistant Secretary

SALLY WALKER
ASSISTANT SECRETARY

By:

[Signature]
Vice President

BOX 333-CTI



NO. 04-141
\$ 550.00
REAL ESTATE
TRANSFER TAX

JASON PINSON
VICE PRESIDENT

UNOFFICIAL COPY

STATE OF TEXAS)
) §§
COUNTY OF DALLAS)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named JASON PINSON, Vice President of EMC Mortgage Corporation, and the above-named SALLY WALKER, Assistant Secretary of EMC Mortgage Corporation, personally known to me to be the same persons who subscribed to the foregoing instrument, personally appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as the free and voluntary act of said corporation for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he/she, as custodian of the corporate seal, did affix the corporate seal to said instrument as his/her free and voluntary act on behalf of said corporation, as aforesaid, for the uses and purposes therein set forth

Given under my hand and official seal, this 30th day of March 2004.

EILEEN DEATON
Notary Public, State of Texas
My Commission Expires 02-11-08



Eileen Deaton
Notary Public

Prepared by: James A. Larson, Esq.
Larson & Nierling
11 S. LaSalle - Suite 2400
Chicago, Illinois 60603

Mail to: William Maraldo, Esq.
Attorney at Law
9031 151st Street
Orland Park, Illinois 60462

Send Tax Bills to: Frank J. Keefe
3730 W. 171st Place
Country Club Hills, Illinois 60429

COOK COUNTY REAL ESTATE TRANSACTION TAX

REVENUE STAMP

MAY 27 04

COOK COUNTY TAX

REAL ESTATE TRANSFER TAX

0000070060

0005500

FP 102802

REO No. 2784882

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

MAY 27 04

STATE TAX

REAL ESTATE TRANSFER TAX

0000069883

0011000

FP 102808