

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

(Corporation to Corporation  
(Illinois)



Doc#: 0425905161  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 09/15/2004 02:27 PM Pg: 1 of 4

THIS AGREEMENT, made this 15<sup>th</sup> day of June,  
2004, between HOMEQ SERVICING  
CORPORATION, F/K/A TMS MORTGAGE, INC.,  
DBA THE MONEY STORE, a corporation created and  
existing under and by virtue of the laws of the State of  
DE and duly authorized to transact business in the  
State of Illinois, party of the first part, and XEZ, INC.

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of  
the first part, for and in consideration of the sum of Ten  
Dollars (\$10.00) and other valuable consideration in hand  
paid by the party of the second part, the receipt whereof is  
hereby acknowledged, and pursuant to authority of the  
Board of Directors of said corporation, by these presents  
does REMISE, RELEASE, ALIEN AND CONVEY unto  
the party of the second part, and to his heirs and  
assigns, FOREVER, all the following described real estate,  
situated in the County of COOK and State of Illinois  
known and described as follows, to wit:

LOT 6 (EXCEPT THE EAST 8-1/3 FEET THEREOF) AND THE EAST 16-2/3 FEET OF LOT  
7 IN BLOCK 24, IN THE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP  
39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS

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 party of the first part, either in law or equity, of, in and to the above described premises, with  
the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above  
described, with the appurtenances, unto the party of the second part, his heirs and  
assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and  
agree, to and with the party of the second part, his heirs and assigns, that it 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, it WILL WARRANT  
AND DEFEND as to matters of title.

Permanent Real Estate Numbers: 16-10-318-012

3/2/04

DE

TICOR TITLE INSURANCE

BOX 15

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Address of the Real Estate: 4715 W. MAYPOLE AVENUE, CHICAGO, IL 60644

Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

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 its Assistant V.P., and attested by its \_\_\_\_\_, the day and year first above written.



HOMEQ SERVICING CORPORATION, F/K/A TMS MORTGAGE, INC., DBA THE MONEY STORE

By Shallina Hudson

Shallina Hudson

Attest: Assistant Vice President

This instrument was prepared by Timothy R. Yueill, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

## UNOFFICIAL COPY

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

XEZ, Inc.  
7303 N Cicero Ave  
Lincoln Wood IL 60712

XEZ, Inc.  
7303 N Cicero Ave  
Lincoln Wood IL 60712

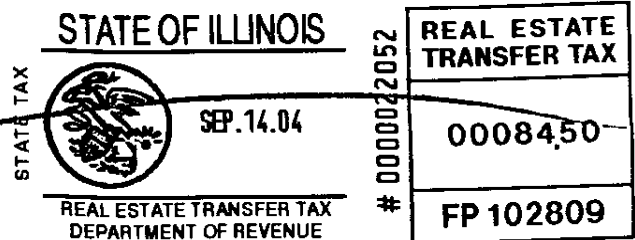
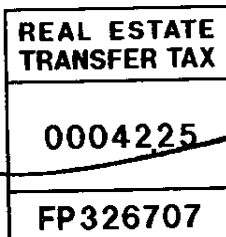
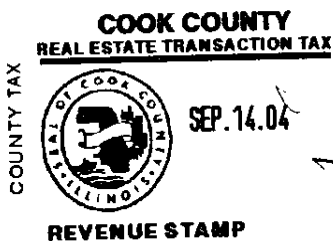
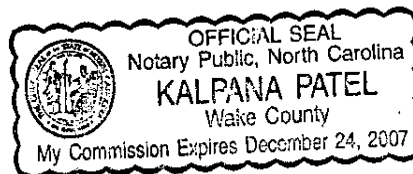
STATE OF NC )COUNTY OF Wake )

) ss.

Kalpana Patel, a Notary Public in and for the said County, in the State  
 aforesaid, DO HEREBY CERTIFY that Shallina Hudson, personally known to me to be the  
AVP of HOMEQ SERVICING CORPORATION, F/K/A TMS MORTGAGE, INC.,  
 DBA THE MONEY STORE, a \_\_\_\_\_ 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 \_\_\_\_\_ and \_\_\_\_\_, they  
 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 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 15 day of June, 2004.

Kalpana Patel  
 Notary Public

Commission Expires 12/24/07

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Property of Cook County Clerk's Office

CITY OF CHICAGO		# 0000073734
CITY TAX 	SEP. 14. 04	
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
		REAL ESTATE TRANSFER TAX
		00633.75
		FP 102803