

UNOFFICIAL COPY



0505902284

Doc#: 0505902284
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/28/2005 01:33 PM Pg: 1 of 3

MAIL TO:

Paul Alfassa
9038 N. La Crosse #2
Skokie, IL 60077

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 19 th day of January, 2005., between **HomeEq Servicing Corporation F/K/A TMS Mortgage, Inc. D/B/A The Money Store**, a national banking association organized and existing under the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Mark Carson**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) 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 their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

PROPERTY ADDRESS AND PERMANENT TAX ID NUMBER(S):
12415 S. Normal St., Chicago, IL 60628
Tax ID: 25-28-314-039

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 claim 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, interest 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;

BOX 15

TICOR TITLE
SSSUI 3

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4. All presently recorded instruments (other than liens and conveyances by, through or under the grantor) that affect the property and any portions 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.

Subject to all conditions, restrictions, covenants and easements of record and taxes for the year 2004 and subsequent years.

PLACE CORPORATE



**HOMEQ SERVICING
CORPORATION F/K/A TMS
MORTGAGE, INC. D/B/A THE
MONEY STORE**

[Signature]
 BY _____
JEFF SZYMENDERA
 VICE PRESIDENT

SEAL HERE

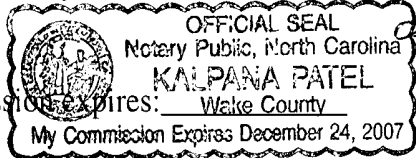
STATE OF NC)

) SS

COUNTY OF Wake)

I, Kalpana Patel, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JEFF SZYMENDERA, personally known to me to be the Vice President for HOMEQ SERVICING CORPORATION F/K/A TMS MORTGAGE, INC. D/B/A THE MONEY STORE, 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 the _____ President, he signed and delivered the said instrument their free and voluntary act, and as the free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 19 day of Jan, 2005.



[Signature]
 NOTARY PUBLIC

My commission expires: Wake County

My Commission Expires December 24, 2007

This Instrument was prepared by PIERCE & ASSOCIATES, P.C.

1 North Dearborn, Suite 1300, Chicago, IL 60602

PREPARED BY: MEEGHAN HOLLY

PLEASE SEND SUBSEQUENT TAX BILLS TO:

MARK CARSON
10904 S. Lowe
Chicago, IL 60628

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EXHIBIT A

THE SOUTH 6 FEET AND 3 INCHES OF LOT 5 AND ALL OF LOT 6 IN CYTLAK'S SUBDIVISION OF LOT 1 IN BLOCK 2, OF HURD AND ANDREW'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 12415 S. NORMAL ST. CHICAGO, IL 60628

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



FEB. 25. 05


REVENUE STAMP

000026325

REAL ESTATE TRANSFER TAX
00050.00
FP326707

STATE TAX

STATE OF ILLINOIS



FEB. 25. 05


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000026350

REAL ESTATE TRANSFER TAX
00100.00
FP 102809

CITY TAX

CITY OF CHICAGO



FEB. 25. 05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000018325

REAL ESTATE TRANSFER TAX
00750.00
FP 102803