

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 23<sup>rd</sup> day of August, 2005 between **CHRISTIANA BANK & TRUST COMPANY, AS OWNER TRUSTEE OF THE SECURITY NATIONAL FUNDING TRUST**, created and existing under and by virtue of the Laws of the State of California and duly authorized to transact business in the State of ILLINOIS, party of the first part, and



Doc#: 0527726133 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/04/2005 11:34 AM Pg: 1 of 3

**CYNTHIA ~~BOOK~~ BOOCK**

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and 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:

UNIT GARDEN-S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CONDOMINIUM OF CLAREMONT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 96310763, IN THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. 3

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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, her 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, subject to:

Permanent Real Estate Number(s) 11-30-301-045-1008 Vol. 505  
Address(es) of real estate: 7519 N. Claremont (Unit Garden-S), Chicago, IL

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 AUTHORIZED AGENT, the day and year first above written.

**CHRISTIANA BANK & TRUST COMPANY, AS OWNER TRUSTEE OF THE SECURITY NATIONAL FUNDING TRUST**

By SN SERVICING CORPORATION, ITS ATTORNEY IN FACT

By:   
JONI YORKS, Authorized Agent

*This instrument was prepared by Maria Teresa Rojas, Esq., 6160 N. Cicero Avenue, Suite 320, Chicago, IL 60646*

FIRST AMERICAN TITLE 951494 1021

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Property of Cook County Clerk's Office

CITY OF CHICAGO  
SEP. 20.05



REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE  
TRANSFER TAX  
0050625  
FP 102812  
# 0000018210

STATE OF ILLINOIS  
SEP. 20.05



STATE TAX  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE  
TRANSFER TAX  
0006750  
FP 103027  
# 0000015991

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



COUNTY TAX  
SEP. 20.05  
REVENUE STAMP

REAL ESTATE  
TRANSFER TAX  
0003375  
FP 103028  
# 0000016187

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After Recording, Mail to:

Stephen Shelesny  
5576 ~ ELSTON AVE.  
CHICAGO, IL 60630

Send Subsequent Tax Bills to:

Cynthia Book  
7519 ~ CLAREMONT # 6-S  
CHICAGO, IL 60645

State of CALIFORNIA )  
 ) ss.  
COUNTY OF HUMBOLDT )

I, Jennifer L. Ryan a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **CHRISTIANA BANK & TRUST COMPANY, AS OWNER TRUSTEE OF THE SECURITY NATIONAL FUNDING TRUST BY BN SERVICING CORPORATION, ITS ATTORNEY IN FACT BY JONI YORKS**, Authorized Agent, appeared before me this day in person, and severally acknowledged that as Designated Agent, she 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/Managers 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 23rd day of August, 2005.

Jennifer L. Ryan  
Notary Public

Commission expires 10/8/08

