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Doc#: 0604040074 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/09/2006 10:33 AM Pg: 1 of 4

TICOR TITLE 57903

Mail to: *Omni Investments LLC*
c/o Go In Realty
120 N LaSalle St, #850
Chicago, IL 60602

Send Subsequent Tax Bills To:
Omni Investments LLC
c/o Go In Realty
120 N LaSalle St, #850
Chicago, IL 60602

SPECIAL WARRANTY DEED

THE GRANTOR AURORA LOAN SERVICES, BY ASSIGNMENT, a corporation created and existing under and by virtue of the laws of the state of Colorado, and duly authorized to transact business in the State of Illinois, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Board of Directors of said corporation does hereby **SELL** and **CONVEY** to AMERICAN ENTERPRISE BANK, 120 N. LA SALLE STREET, CHICAGO, IL, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 2004 AND KNOWN AS TRUST NUMBER 4002, the real estate situated in the County of Cook, State of Illinois, to wit;

HCB

UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 3531 S. INDIANA CONDOMINIUM AS DELINEATED IN THE PLAT OF SURVEY ATTACHED THERETO AS EXHIBIT A, AND AS LISTED ON EXHIBIT B ATTACHED THERETO, AND AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0424544004, IN LOT 17 IN ROBERTSON AND FITCH'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: the following reservations from and exceptions to the 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, (hereintofore, the

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



FEB.-2.06


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000032536

REAL ESTATE TRANSFER TAX
00138.00
FP 102809

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



FEB.-2.06


REVENUE STAMP

0000032433

REAL ESTATE TRANSFER TAX
00069.00
FP326707

CITY TAX

CITY OF CHICAGO



FEB.-2.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000021876

REAL ESTATE TRANSFER TAX
01035.00
FP 102803

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"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 oils, 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) All valioriam 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.

Commonly known as 3531 S. Indiana, #2, Chicago, IL 60653
PIN 17-34-309-015-0000

TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, priviledges, appurtenances and immunities thereto belonging or in anyways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its

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heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, this 18th day of JANUARY, 2006.

AURORA LOAN SERVICES

by: Mary Abarca
MARY ABARCA, VICE PRESIDENT
State of Colorado)
County of Denver)



I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that MARY ABARCA personally known to me to be the Vice President of AURORA LOAN SERVICES and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as such Vice President 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 the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of JANUARY 2006.

Commission expires

This instrument prepared by Mary F. Murray, Chicago, Illinois.

GATHY MILACHEK
GATHY MILACHEK Public
NOTARY PUBLIC
STATE OF COLORADO
Murray, 6223 N. Navajo,
My Commission Expires 08/26/2008