

UNOFFICIAL COPY

TICOR TITLE 578657

Mail to: HAL A. LIPSHUTZ
LEVIN & LIPSHUTZ
867 W BUCKINGHAM PL
CHICAGO, IL 60657



Doc#: 0613840198 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/18/2006 02:34 PM Pg: 1 of 4

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

THE GRANTOR AURORA LOAN SERVICES, a corporation created and existing under and by virtue of the laws of the state of Delaware, 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 ANTHONY B. BRAY, the real estate situated in the County of Cook, State of Illinois, to wit;

* and BONITA L. KINDLE, not as tenants in common, but as joint tenants with rights of survivorship
LOT 13 IN BLOCK 7 IN SOUTH SHORE PARK BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ (EXCEPT THE STREETS) OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 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 "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,

BOX 15

UNOFFICIAL COPY

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 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.

Commonly known as *7642 S. Kingston Ave. Chicago, IL 60649*
 PIN *21-30-309-021-0000*


TO HAVE AND TO HOLD the premises ^{*in joint tenancy*} ~~aforsaid~~, ^{*with*} all and singular rights, privileges, appurtenances and immunities thereto belonging or in any ways 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 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

UNOFFICIAL COPY

STATE TAX

STATE OF ILLINOIS



MAY. 16. 06


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000033963

REAL ESTATE TRANSFER TAX
00280.00
FP 102809

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY. 16. 06


REVENUE STAMP

0000033851

REAL ESTATE TRANSFER TAX
00140.00
FP 326707

CITY TAX

CITY OF CHICAGO



MAY. 16. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000023057

REAL ESTATE TRANSFER TAX
02100.00
FP 102803

Property of Cook County Clerk's Office

UNOFFICIAL COPY

to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, this 19th day of April, 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 severally 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 19 day of April 2006.

Commission expires

[Signature]
Notary Public

This instrument prepared by Mary F. Murray, 6223 N. Navajo, Chicago, Illinois.

