### **UNOFFICIAL COPY**

Mail to: HALA LIPSHUTE
LEVIT + LIPSHUTE
867 W BUCKINCHAM PL
LHKAGO, 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

#### SPECIAL WARRANTY DEED

THE GRANTOR AURORA LCAN 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 BRAY, the real estate situated in the County of Cook, State of Illinois, to wit;

\* and BONTA L. MINDLE, ACT as fearnts in conner, but as joint towards with rights of survivership LOT 13 IN BLOCK 7 IN SOUTH SHORE PARK BUING A SUBDIVISION OF THE WEST 12 OF THE SOUTHWEST 14 (EXCEEPT 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 negein 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,

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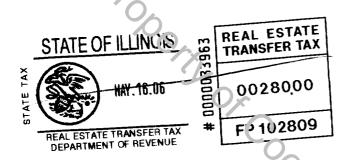
provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

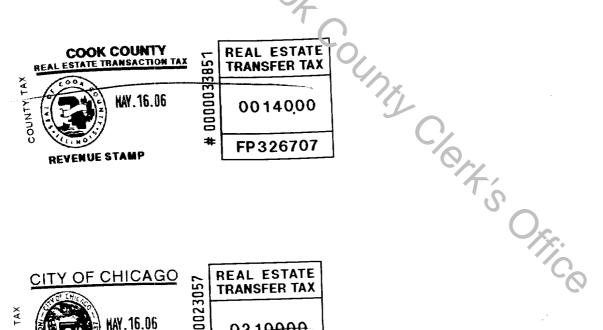
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) All valoriam taxes, fees and assessments. If any; for the current year and all prior and subsequent years the payment of which Grantee assumes (at the time of transfer of title) And all subsequent assessments for this and all prior years due to thange(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.

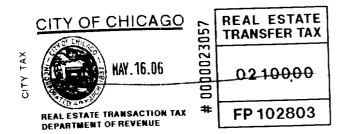
Commonly known as 7642 S. Kruston Avel. Chicago, IL 60899
PIN 21-30-309-021-0000
TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, priviledges, appurtenances and immunities thereto belonging or in anyways appertaining onto the Grantee, its heirs, successors and assigns forever; 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

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to be hereto affixed, and has caused its name to be signed to
these presents by its $\frac{\text{Vill Presidual}}{\text{Notion 19th}}$ , this $\frac{19th}{\text{Notion 19th}}$
day of <u>April</u> , 2006.
AURORA LOAN SERVICES
by May Rhava Mary Shevica, 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 Wary NOW CO personally known to me to be the 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 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 // day of 2006.
Commission expires . Notary Public

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

