

UNOFFICIAL COPY



Doc#: 0623726199 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/25/2006 03:54 PM Pg: 1 of 2

SPECIAL
WARRANTY DEED
(Corporation to Individual)

EMC MORTGAGE CORPORATION

600 6896

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THIS INDENTURE is made this 18th day of July 2006, by and between EMC Mortgage Corporation, party of the first part, and Geoff Pierce, 2060 N. Oakley, Chicago, Illinois 60647, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid by the party of the second part, the receipt and sufficiency of which are hereby expressly acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents, does hereby REMISE, RELEASE and CONVEY unto said party of the second part, and to his successors and assigns, forever, all of the following described land situated in the County of Cook and State of Illinois, to wit:

Lot 15 in Wards Subdivision of the North 39th feet lying South of Railroad of the East 1/4 of the West 1/2 of the Southeast 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Permanent 16-11-404-014
Index No.

Common 3423 W. Carroll Avenue
Address: Chicago, Illinois 60624

SUBJECT TO: (a) Covenants, conditions and restrictions of record; (b) Public and utility easements; (c) Existing leases and tenancies; (d) Special governmental taxes or assessments for improvements not yet completed; (e) Unconfirmed special governmental taxes or assessments; (f) General real estate taxes for the year 2006 and subsequent years; and (g) The mortgage or trust deed referred to in Paragraph C of the General Provisions of this Contract and/or Rider 7, if applicable. Property sold "AS IS" and "WHERE IS"

Together with all hereditaments and appurtenances thereunto belonging, or appertaining thereto, and all reversions, 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, in and to the above-described premises; TO HAVE AND TO HOLD the said premises as above-described, with the appurtenances, unto the said party of the second part, his successors and assigns, forever.

Said party of the first part, for itself and its successors, does hereby represent, covenant, promise and agree, to and with said party of the second part, his successors and assigns, that it has not done or suffered to be done, anything whereby the 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 him, it WILL WARRANT AND FOREVER DEFEND.

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, Rhonda Anderson, Asst. Vice President, and attested to by, Ann Lucke, its Assistant Secretary, this 18th day of July 2006.

ATTEST

By:

Ann Lucke
Assistant Secretary

Rhonda Anderson
Asst. Vice President



Ann Lucke
Assistant Secretary

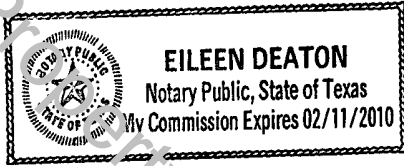
RHONDA ANDERSON
Assistant Vice President

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STATE OF TEXAS)
) §§
COUNTY OF DALLAS)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named Rhonda Anderson, Asst. Vice President of EMC Mortgage Corporation and the above-named Ann Lucke, Assistant Secretary of EMC Mortgage Corporation personally known to me to be the same persons who subscribed to the foregoing instrument, personally appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as the free and voluntary act of said corporation for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he/she, as custodian of the corporate seal, did affix the corporate seal to said instrument as his/her free and voluntary act on behalf of said corporation, as aforesaid, for the uses and purposes therein set forth

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



Eileen Deaton
Notary Public

Prepared by: Carolyn D. Strahann er. Esq.
Larson & Nierling
230 W. Monroe - Suite 2220
Chicago, Illinois 60606

Mail to: Marc H. Pullman, Esq.
Pullman & Gotkin
20 N. Clark Street, Suite 1725
Chicago, Illinois 60602

Send Tax Bills to: Geoff Pierce
3423 W. Carroll Avenue 2060 N. Carley
Chicago, Illinois 60647

REO No. 0003076619

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
462242 \$1,012.50
08/25/2006 10:28 Batch 00760 32



STATE TAX
STATE OF ILLINOIS
AUG. 25. 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000003626
REAL ESTATE TRANSFER TAX
00135.00
FP 103037

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG. 25. 06
REVENUE STAMP



0000008712
REAL ESTATE TRANSFER TAX
00067.50
FP 103042