

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

(Corporation to Individual)

(Illinois)



Doc#: 0703635176 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/05/2007 10:49 AM Pg: 1 of 4

8369256 CTI e car 10/13

THIS AGREEMENT, made this \_\_\_ day of January, 2007, between HOME LOAN SERVICES, INC. F/K/A NATIONAL CITY HOME LOAN SERVICES, INC., 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, as GRANTOR, and RYNE-ERIK BOBERG and MAUREEN MCCLEISH NOT AS JOINT TENANTS, BUT AS TENANTS\*

(Name and Address of Grantee)

as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), 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 GRANTEE(S), and to her 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:

\* BY THE ENTIRETY

LOT 60 IN PHEASANT CHASE SUBDIVISION PHASE I, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 GRANTOR, 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 GRANTEE(S), her heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), her 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.

Permanent Real Estate Numbers: 27-26-311-002-0000


Address of the Real Estate: 8512 CARRIAGE LANE, TINLEY PARK, ILLINOIS 60477 ~~60477~~ 60487


BOX 334 CTI

496  
C.F.

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS  FEB.-1.07 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000035651	REAL ESTATE TRANSFER TAX
		00250.00
		FP 103032

COOK COUNTY REAL ESTATE TRANSACTION TAX  FEB.-1.07 COUNTY TAX REVENUE STAMP	# 0000035757	REAL ESTATE TRANSFER TAX
		00125.00
		FP 103034

# UNOFFICIAL COPY

Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

The following reservations from and exceptions to this 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 (hereinafter, 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 oil, 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 or usage ordinances, municipal / building violations 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) Ad 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 and tenancies that would be revealed by a physical inspection and survey of the Property as of the date of closing.

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 Eileen Paganella and attested by its Jeffrey M. Rushe, vp, the day and year first above written.

HOME LOAN SERVICES, INC. F/KA NATIONAL CITY HOME  
LOAN SERVICES, INC

By Eileen Paganella

Attest: Jeffrey M. Rushe

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

# UNOFFICIAL COPY

STATE OF Pennsylvania )  
                  Allegheny ) ss.  
COUNTY OF \_\_\_\_\_ )

I, Mary Fran Felion, Closing Coordinator, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Eileen Papasolis, Acct VP, personally known to me to be the Asst Vice Pres of HOME LOAN SERVICES, INC. F/K/A NATIONAL CITY HOME LOAN SERVICES, INC, a Delaware corporation, and Jeffrey M. Rushe, VP, personally known to me to be the Vice Pres. of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such AVP and VP., they signed and delivered the said instrument, pursuant to authority, given by the Board of Directors 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 26th day of January, 2007.

Mary Fran Felion  
Notary Public

Commission Expires \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Mary Fran Felion, Notary Public  
City of Pittsburgh, Allegheny County  
My Commission Expires Dec. 24, 2009  
Member, Pennsylvania Association of Notaries

MAIL TO:  
8512 Carriage Lane  
Tinley Park IL 60487

SEND SUBSEQUENT TAX BILLS TO:  
8512 Carriage Lane  
Tinley Park, IL 60487