

UNOFFICIAL COPY



07087350250

LIMITED WARRANTY DEED

Doc#: 0708735025 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/28/2007 07:48 AM Pg: 1 of 3

KNOW ALL MEN BY THESE PRESENTS:

That GREEN TREE SERVICING, LLC.,
Successor in interest to CONSECO
FINANCE SERVICING CORPORATION,
a corporation organized under the laws of
the State of Delaware, herein called
'GRANTOR', whose mailing address is:
7360 Kyrene, Tempe, Arizona,

FOR AND IN CONSIDERATION OF

TEN and NO/100 DOLLARS, and other good

And valuable consideration, to it in hand paid by the party or parties identified below as
GRANTEE hereunder, by these presents does grant, bargain, and sell unto:

STANDARD BANK AND TRUST, TRUST NUMBER 19831
UNDER A TRUST AGREEMENT DATED MARCH 5, 2007

an individual herein, whether one or more, called 'GRANTEE' all that certain real
property situated in COOK County, Illinois and more particularly described as follows:

Lots 5 and 6 in Roseland Square, being a subdivision of Block 8 in the 1st Addition to
Kensington in Fractional Section 27, Township 37 North, Range 14 East of the Third
Principal Meridian in Cook County, Illinois

Permanent Tax No. 25-27-101-026

Address of Property : 153 E. 119th Street, Chicago, Illinois

TO HAVE AND TO HOLD the above described premises, together with all the rights and
appurtenances thereto in any wise belonging, unto the said GRANTEE, his heirs or
successors and assigns forever, subject to (a) covenants, conditions and restrictions of
record, (b) private, public and utility easements and roads and highways, if any; (c) party
wall rights and agreements if any; (d) existing leases and tenancies, if any; (e) special
taxes or assessments for improvements not yet completed, if any (f) installments not due
at the date hereof of any special tax or assessment for improvements heretofore
completed, if any (g) general real estate taxes; (h) building code violations and judicial
proceedings relating thereto, if any (i) existing zoning regulations, (j) encroachments if
any, as may be disclosed by a plat of survey and (k) all obligations and liabilities as may
appear of record, including rights of redemption of any parties as a result of judicial
proceedings and rights of parties in possession, (l) drainage ditches, drain tiles, feeders,
laterals and underground pipes, if any, (m) all mineral rights and easements in favor of
owners of mineral estate.

BOX 334 CTT


3/19

5173207069

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Property of Cook County Clerk's Office

STATE OF ILLINOIS



MAR. 27. 07


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000037318

REAL ESTATE TRANSFER TAX
00067.00
FP 103032

COOK COUNTY

COUNTY TAX



MAR. 27. 07


REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000037417

REAL ESTATE TRANSFER TAX
00033.50
FP 103034

CITY OF CHICAGO

CITY TAX



MAR. 27. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000013186

REAL ESTATE TRANSFER TAX
00503.00
FP 103033

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Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 15 day of February, 2007 in its name by ^{Bradley S.} Johnson its authorized signer thereunto authorized by resolution of its board of directors.

GREEN TREE SERVICING, LLC, successor in interest to:
CONSECO FINANCE SERVICING CORPORATION
BY:

Bradley S. Johnson
Bradley S. Johnson

(AFFIX SEAL)

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this 15 day of February, 2007 as authorized signer of GREEN TREE SERVICING LLC, successor in interest to: CONSECO FINANCE SERVICING CORPORATION, on behalf of the said corporation.

Janet Johnson
NOTARY PUBLIC

MAIL TO:
Standard Bank
7800 W. 95th St
Hickory Hills IL 60457



This instrument prepared by:

KENNETH D. SLOMKA
LAW OFFICES OF KENNETH D. SLOMKA, P.C.
4544 W. 103RD STREET, SUITE 202
OAK LAWN, IL 60453