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SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)



Doc#: 0715044081 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/30/2007 04:38 PM Pg: 1 of 3

THIS AGREEMENT, made this 23rd day of January, 2007, between W M SPECIALTY MORTGAGE, LLC, WITHOUT RECOURSE, 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 RAPHAEL ZAGORSKI, *SINGLE, NEVER MARRIED*

6313 N. MILWAUKEE AVE # 195
CHICAGO, IL 60646 (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 his 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:

LOT 346 IN E.B. SHOGREN AND COMPANY'S JEFFREY HIGHLANDS, BEING A RESUBDIVISION OF WILLIAMS SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING LOTS 1 AND 2, THE SOUTH 1/2 OF LOT 8, LOTS 9 AND 23, THE SOUTH 1/2 OF LOT 24, LOTS 27, 28, 29 AND 42 IN BLOCK 1; AND LOTS 51 AND 52 IN BLOCK 2; AND THE SOUTH 1/2 OF LOT 5, LOTS 6 AND 7, THE NORTH 1/2 OF LOT 8, LOT 14 THE NORTH 1/2 OF LOT 17, LOT 18, THE SOUTH 1/2 OF LOT 21, THE NORTH 1/2 OF LOT 23, LOTS 24, 25, 26, 27, 28, 43, 51 AND 52 IN BLOCK 3, AND THE NORTH 12 FEET OF LOT 17, LOTS 18 AND 19, THE NORTH 42 FEET OF LOT 48, LOTS 49, 50, AND 51 AND THE SOUTH 14 FEET OF LOT 52 IN BLOCK 4; ALSO A RESUBDIVISION OF BLOCK 1; AND LOTS 1, 5, 6, AND 7 IN BLOCK 2; AND LOT 2 IN BLOCK 3; AND BLOCK 6 IN LINCOLN ADDITION, BEING A RESUBDIVISION OF THAT PART OF WHITFORD'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THAT PART OF MOORE'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LYING EAST OF THE L.S. & M.S. RAILROAD

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), his heirs and assigns forever.

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And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), his 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: 20-36-401-024-0000

Address of the Real Estate: 8332 SOUTH MERRILL AVENUE, CHICAGO, ILLINOIS 60617

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 Vice President, and attested by its Vice President, the day and year first above written.

W M SPECIALTY MORTGAGE, LLC, WITHOUT RECOURSE

By A. Cabalu
Aileen Cabalu, Vice President AMC Mortgage Services, Inc. as
Attorney in fact

Attest: Molly Merchant
Molly Merchant, Vice President AMC Mortgage Services, Inc.

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

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STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

I, Kathleen Cameron, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Aileen Cabalu, personally known to me to be the Vice President of W M SPECIALTY MORTGAGE, LLC, WITHOUT RECOURSE, a Delaware corporation, and Molly Merchant, personally known to me to be the Vice President 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 Vice President and Vice President, 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 23rd day of January, 2007.

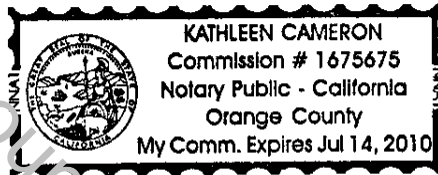
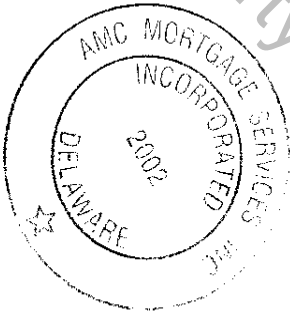
Kathleen Cameron

Notary Public

Notary Public

Commission Expires July 14, 2010

REC/LN# 46658/99117145-KC



MAIL TO:

RICHARD A. HIRSCHENBOEN
4343 N. HARLEM
NORRIDGE, IL 60706

SEND SUBSEQUENT TAX BILLS TO:

RAPHAEL EMBORSKI
6348 N MILWAUKEE AVE # 195
CHICAGO, IL 60646

City of Chicago
Dept. of Revenue
540326
05/30/2007 16:27 Batch 05360 53



Real Estate
Transfer Stamp
\$937.50

COOK COUNTY
REAL ESTATE TRANSFER TAX
MAY. 30.07
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
0006250
FP 103042

STATE OF ILLINOIS
MAY. 30.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
0012500
FP 103037