

1 of 2

UNOFFICIAL COPY

PREPARED BY:

Codilis & Associates, P.C.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527



Doc#: 0721340234 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/01/2007 02:20 PM Pg: 1 of 2

MAIL TAX BILL TO:

Toussaint Andry
2247W. Monroe Street Unit 3
Chicago, IL 60612

MAIL RECORDED DEED TO:

Toussaint Andry
2247W. Monroe Street Unit 3
Chicago, IL 60612

070097302309

SPECIAL WARRANTY DEED

THE GRANTOR, American Home Mortgage Servicing, Inc., 4600 Regent Blvd, of the City of Irving, State of TX, a corporation organized and existing under the laws of the State of TX, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Toussaint Andry, of 1723 N. Kedzie, Chicago, IL 60647, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

UNIT 3 IN THE 2247 WEST MONROE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 2 IN THE SUBDIVISION OF THE WEST 1/2 OF SUB LOTS 17 TO 24 INCLUSIVE IN THE SUBDIVISION OF LOTS 7, 8 AND 9 INCLUSIVE IN BLOCK 9 IN ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99301057, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 17-18-107-041-1003
Property Address: 2247W. Monroe Street Unit 3, Chicago, IL 60612

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities, drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Dated this 27 Day of June 20 07

Attest: I, [Name], County Clerk, Cook County, Illinois, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office.

UNOFFICIAL COPY

Special Warranty Deed - *Continued*

American Home Mortgage Servicing, Inc.

By

Jane Larkin

STATE OF Texas)
COUNTY OF Dallas) SS.

JANE LARKIN
VICE PRESIDENT, REO/VALUATIONS
AMERICAN HOME MORTGAGE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that American Home Mortgage Servicing, Inc., personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 27 Day of June 20 07

Dena Milligan
Notary Public
My commission expires: 12-15-2010

Exempt under the provisions of paragraph _____

