

2073 UNOFFICIAL COPY



07313352640

Doc#: 0731335264 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/09/2007 02:04 PM Pg: 1 of 2

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

MAIL TAX BILL TO:
Claudiu Ion
1318 S. Dunton Avenue,
Arlington Heights, IL 60005

MAIL RECORDED DEED TO:
Claudiu Ion
1318 S. Dunton Avenue,
Arlington Heights, IL 60005

SPECIAL WARRANTY DEED

THE GRANTOR, American Home Mortgage Servicing, Inc., a corporation organized and existing under the laws of the State of Texas, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS Claudiu Ion, _____ of 4516 River Road, #1W Shiller Park, Illinois 60176 all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 5 IN BLOCK 15 IN ARLINGTON HEIGHTS GARDEN HOMESITE SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

08-09-227-020-0000
1318 S. Dunton Avenue, Arlington Heights, IL 60005

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.

Attorneys' Title Guaranty Fund, Inc
100 Wacker Drive, STE 2400
Chicago, IL 60606-4650
Attn: Search Department

Dated this 4th Day of Oct 2007

070297302619

Property of Cook County Clerk's Office

✓
LC

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American Home Mortgage Servicing, Inc.

By

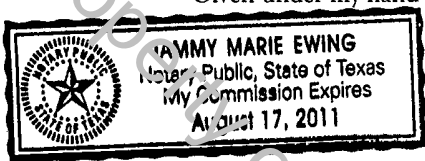
Jane M Larkin

**JANE LARKIN
VICE PRESIDENT, REO/VALUATIONS
AMERICAN HOME MORTGAGE**

STATE OF Texas)
COUNTY OF Dallas) SS.

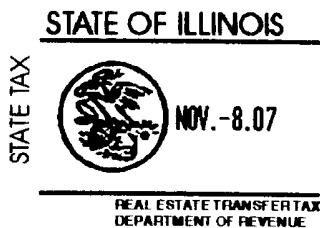
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that American Home Mortgage Servicing, Inc., by Jane M Larkin personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day 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 4th Day of Oct 2007

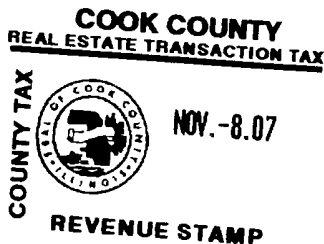


Jane M Larkin
Notary Public
My commission expires: 8/17/11

Exempt under the provisions of _____
Section 4, of the Real Estate Transfer Act _____ Date _____
_____ Agent.



REAL ESTATE TRANSFER TAX
00270.00
0000021521 FP326652



REAL ESTATE TRANSFER TAX
00135.00
0000036465 FP326665

Cook County Clerk's Office