

# UNOFFICIAL COPY

TICOR TITLE 599625

Mail to:

Angelina Chmielewski & Fraccaro  
1626 W. Colonial Parkway  
Inverness, IL 60067



Doc#: 0814840022 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/27/2008 10:07 AM Pg: 1 of 5

## SPECIAL WARRANTY DEED

**THE GRANTOR AURORA CLEAN SERVICES LLC**, 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, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Board of Directors of said corporation does hereby **SELL** and **CONVEY** to CHANDRAKANT PATEL AND JAIMIN PATEL, of 1720 Maple Avenue #1580, Evanston, IL 60201, AS JOINT TENANTS with Right of Survivorship and not as tenants in common, the real estate situated in the County of COOK, State of Illinois, to wit;


UNITS 2607 AND P2011 AND P2012 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SKYBRIDGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0311545026, IN THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: the following reservations from and exceptions to the 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, (hereintofore, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of

BOX 15


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**CITY TAX**  
**CITY OF CHICAGO**  
  
 MAY.23.08  
**REAL ESTATE TRANSACTION TAX**  
**DEPARTMENT OF REVENUE**

# 0000007444  
**REAL ESTATE TRANSFER TAX**  
 04777.00  
 FP 102803

**STATE TAX**  
**STATE OF ILLINOIS**  
  
 MAY.23.08  
**REAL ESTATE TRANSFER TAX**  
**DEPARTMENT OF REVENUE**

# 0000042552  
**REAL ESTATE TRANSFER TAX**  
 00455.00  
 FP 102809

**COUNTY TAX**  
**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**  
  
 MAY.23.08  
**REVENUE STAMP**

# 0000042400  
**REAL ESTATE TRANSFER TAX**  
 00227.50  
 FP326707

JAV

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interest of any character in the oils, 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 ordinances 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) All valuation 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 that would be revealed by a physical inspection and survey of the Property.

Commonly known as 737 W WASHINGTON #2607, CHICAGO, IL 60661

PIN 17-09-337-092-1157

17-09-337-092-1232

17-09-337-092-1233

TO HAVE AND TO HOLD the premises aforesaid, With all and singular rights, privileges, appurtenances and immunities thereto belonging or in any ways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and

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demands of all persons claiming under Grantor, but not otherwise.

In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its VP, this 22<sup>nd</sup> day of April, 2008.

**AURORA LOAN SERVICES LLC**

by

  
Pamela J. Crocker, Vice President

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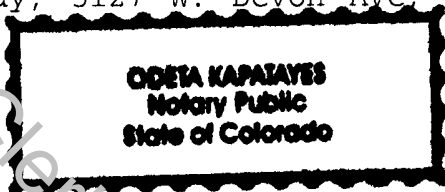
State of Colorado )  
County of ~~Denver~~ *Jefferson* )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that *Pamela J. Crocker* personally known to me to be the *VP* of **AURORA LOAN SERVICES LLC** and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as such \_\_\_\_\_ she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his 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 *22<sup>nd</sup>* day of *April* 2008.

Commission expires *1/23/2012* . *Oleta Kapaiyes*  
Notary Public

This instrument prepared by Mary F. Murray, 5127 W. Devon Ave, Chicago, Illinois.



Mail Tax Bill to: CHANDRAKANT AND JAIMIN PATEL  
737 W WASHINGTON #2607  
CHICAGO, IL 60661