**UNOFFICIAL** 

2616145127D

MAIL TO:

Felix Gonzalez 11 East Adams Ste 1100

Chicago IL 60403

SPECIAL WARRANTY DEED

(CORPORATION TO INDIVIDUAL)

**ILLINOIS** 

Doc#: 0816145107 Fee: \$66.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 06/09/2008 12:27 PM Pg: 1 of 4

THIS INDENTURE, made this 27<sup>th</sup> day of May, 2008 between World Savings Bank, a Federal Savings Bank, nka, Wachovia Mortgage, FSB, duly authorized to transact business in the State of ILLINOIS party of the first part, and Hamilton Ramirez and Marilu Ramirez, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$134,500.00 (One Hundred Thirty-Four, Five Hundred Thousand and no/100s) in hand paid by the party of the second part, 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 party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois Laown and described as follows, to wit:

#### SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND JIOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 19-09-211-042-0000 PROPERTY ADDRESS (ES): 4804 S LAVERGNE AVE, CHICAGO, IL 60638

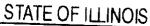
IN WITNESS WHEREOF, said party of the first part has caused by its REO Sales Manager and REO Sales Rep., the day and year first above written.

0816145107 Page: 2 of 4

# **UNOFFICIAL COPY**

Property of County Clerk's Office

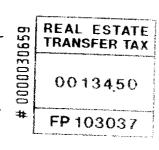
City of Chicago Dept. of Revenue 554024 06/09/2008 12:00 Batch 00766 71





JUN.-9.08

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE



### COOK COUNTY STATE TRANSACTION TAX



JUN. -9.08

REVENUE STAMP

REAL ESTATE TRANSFER TAX

0006725

FP 103042

0816145107 Page: 3 of 4

## **UNOFFICIAL COPY**

PLACE CORPORATE SEAL HERE



World Savings Bank, FSB, nka Wachovia Mortgage, FSB

By Charles A Bridge, REO Sales Manager

Attest: Carol Mattull, REO Sales Rep.

STATE OF MISSOURI)

) SS

COUNTY OF ST. LOUIS)

I, Delle Report of a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Charles A Bridge**, personally known to me to be the REO Sales Manager of the World Savings Bank, FSB, nka, Wachovia Mortgage, FSB, and **Carol Mattull** personally known to me to be the REO Sales Rep. of said corporation and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as the REO Sales Manager and REO Sales Rep., 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 their free and voluntary act, and as their free and voluntary act, and as there in set forth.

GIVEN under my hand and official seal this 27th day of May, 2008.

My commission expires: 23 Uni 2010

This Instrument was prepared by Carol Mattull 9717 Landmark Parkway, #101 St. Louis, MO 63127 APRILLE TRUPIANO
Notary Public, State of Missouri
St. Louis County
Commission # 06400347
My Commission Expires May 23, 2010

PLEASE SEND SUBSEQUENT TAX BILLS TO:

Hamilton+ Marilu Ramire 2 4804 S. Cavergne Ave Chicago II 60438

0816145107 Page: 4 of 4

### **UNOFFICIAL COPY**

#### **EXHIBIT A**

COMMONLY KNOWN AS: 4804 S LAVERGNE AVE, CHICAGO, IL 60638

THE SOUTH 30 FEET OF LOT 1 IN BLOCK 41 IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 4 AND IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF 9, A. AL MER.

OR COOK COUNTY CLOSELY SOFFICE SECTION 9, ALL IN TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS