

UNOFFICIAL COPY



08-02555  
MAIL TO: Felix Gonzalez  
11 East Adams Ste 1100  
Chicago IL 60603

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

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

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 known 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 HOLD 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.


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Property of Cook County Clerk's Office


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



Real Estate  
Transfer Stamp  
\$1,412.25

STATE TAX  
STATE OF ILLINOIS  
  
JUN. -9.08  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000030659  
REAL ESTATE  
TRANSFER TAX  
0013450  
FP 103037

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
  
JUN. -9.08  
REVENUE STAMP

# 0000042921  
REAL ESTATE  
TRANSFER TAX  
0006725  
FP 103042

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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, Aprille Trupiano, 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 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 27<sup>th</sup> day of May, 2008.

  
NOTARY PUBLIC

My commission expires: 23 May 2010

This Instrument was prepared by  
Carol Mattull  
9717 Landmark Parkway, #101  
St. Louis, MO 63127



PLEASE SEND SUBSEQUENT TAX BILLS TO:

Hamilton + Marilu Ramirez  
4804 S. Cadaverne Ave  
Chicago IL 60638

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

Property of Cook County Clerk's Office