

SPECIAL WARRANTY DEED

UNOFFICIAL COPY

TICOR TITLE (Corporation to Individual) (Illinois)



Doc#: 0820446029 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 07/22/2008 02:38 PM Pg: 1 of 3

TICOR TITLE 6/27/14

THIS AGREEMENT, made this 27th day of June, 2008, between SAXON MORTGAGE SERVICES, INC., 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, as GRANTOR, and MASARY CONSTRUCTION LLC

(Name and Address of Grantee)

as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), 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 GRANTEE(S), and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

THAT PART OF LOT 22, DESCRIBED AS FOLLOWS: BEGINNING AT A SOUTHEASTERLY CORNER OF LOT 22; THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID LOT 22, A DISTANCE ON 71.75 FEET FOR THE PLACE OF BEGINNING THENCE NORTHWESTERLY ON SAID SOUTHWESTERLY LINE, A DISTANCE OF 36.5 FEET TO A POINT, SAID POINT BEING 10 FEET SOUTHEASTERLY OF THE SOUTHWESTERLY CORNER OF SAID LOT 22; THENCE ON A LINE PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT 22, A DISTANCE OF 83 FEET TO A POINT; SAID POINT BEING 10 FEET EASTERLY OF THE NORTHWESTERLY LINE OF SAID LOT 22; THENCE SOUTHEASTERLY ON A LINE PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT 22, A DISTANCE OF 36.5 FEET TO A POINT; THENCE SOUTHWESTERLY ON A LINE PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT 22, A DISTANCE OF 33 FEET TO THE PLACE OF BEGINNING, IN FREITAG'S OAK GROVE THIRD ADDITION TO THE VILLAGE OF WEST HAMMOND, A SUBDIVISION IN THE WEST 1/2 OF FRACTIONAL SECTION 8, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the GRANTOR, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the GRANTEE(S), their heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged.

Permanent Real Estate Numbers: 30-08-114-016-0000

Address of the Real Estate: 502 SIBLEY BLVD., CALUMET CITY, IL 60409

Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

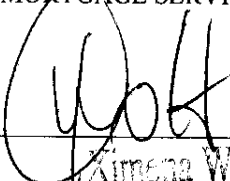
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The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, 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 or usage ordinances, municipal / building violations 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) Ad valorem 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 and tenancies that would be revealed by a physical inspection and survey of the Property as of the date of closing.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its QVD, and, if applicable, to be attested by its \_\_\_\_\_, the day and year first above written.

SAXON MORTGAGE SERVICES, INC.

By   
 Kimena Wolf  
 Attest: Asst Vice-Pres

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

**REAL ESTATE TRANSFER TAX**  
 36497 M.S  
 7-17-8  
 Calumet City • City of Homes \$ 96.00

**REAL ESTATE TRANSFER TAX**  
 36497 M.S  
 7-16-08  
 Calumet City • City of Homes \$96.00

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STATE OF Florida )  
 ) ss.  
COUNTY OF Broward )

I, Jennifer Cohen, a Notary Public in and for the said County, in the State  
aforesaid, DO HEREBY CERTIFY that Yimora Wolf, personally known to me to be the  
ASST Vice PRES of SAXON MORTGAGE SERVICES, INC., a Delaware corporation, and  
        , personally known to me to be the          of said  
corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing  
instrument, appeared before me this day in person, and severally acknowledged that as such  
         and         , 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 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 27th day of June, 2008.

Notary Public

Commission Expires May 4, 2012



MAIL TO:

Masary Construction  
1145 Killarney Dr.  
Dyer, IN 46311

SEND SUBSEQUENT TAX BILLS TO:

1145 Killarney Dr.  
Dyer IN 46311

STATE TAX

STATE OF ILLINOIS



JUL. 22. 08

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000006212

REAL ESTATE  
TRANSFER TAX

0024000

FP 103036

COUNTY TAX



JUL. 22. 08

REVENUE STAMP

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

# 0000006100

REAL ESTATE  
TRANSFER TAX

0012000

FP 103047