

# UNOFFICIAL COPY

GEORGE E. COLE®  
LEGAL FORMS

No. 803  
November 1994

## SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)



Doc#: 0827601109 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/02/2008 11:46 AM Pg: 1 of 3

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 19 day of Aug.,  
~~2008~~, between \_\_\_\_\_

U.S. Bank, N.A., as Trustee, by Residential Funding LLC, f/k/a Residential Funding Corporation, as Attorney in Fact under a limited power of attorney recorded as document #0927444.

a corporation created and existing under and by virtue of the laws of the ~~State of~~ United States of America and duly authorized to transact business in the State of Illinois, party of the first part, and  
CRAIG JAMES  
8223 S. LUELLA AVE, CHICAGO, ILLINOIS 60617

(Name and Address of Grantee)  
party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN\*\* Dollars and other good and valuable consideration 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 his 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:

SEE ATTACHED EXHIBIT A

Above Space for Recorder's Use Only

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 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 TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his 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 incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): 20-27-112-013-0000  
Address(es) of real estate: 7332 S. WABASH AVENUE, CHICAGO, IL 60619

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, the day and year first above written.  
U.S. Bank, N.A., as Trustee, by Residential Funding LLC, f/k/a Residential Funding Corporation, as Attorney in Fact under a limited power of attorney recorded as document #0927444.

(Name of Corporation)

By [Signature]  
Vice President Sharmel Dawson-Tye  
Attest: [Signature]  
Asst. Secretary Elke Orona

This instrument was prepared by Patrick Carey, 19418 Boulder Ridge Drive, Mokena, IL 60448  
(Name and Address)

1739228  
FIRST AMERICAN TITLE order #

7439872615

# UNOFFICIAL COPY

MAIL TO: W. Lee Newell Jr  
 (Name)  
134 Pulaski  
 (Address)  
Calumet City, Ill 60409  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

CRAIG JAMES  
 (Name)  
8223 S. LUELLA  
 (Address)  
Chicago Ill 60617  
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF TEXAS CA  
 COUNTY OF DALLAS San Diego } ss.

I, \_\_\_\_\_ the undersigned \_\_\_\_\_ a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Sharmel Dawson-Iyau personally known to me to be the Vice President of Residential Funding L.L.C. f/k/a Residential Funding Corp. a New York corporation, and Elke Orona, personally known to me to be the Assistant Secretary 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 Vice President and Assistant Secretary, they 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 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 11 day of Aug 2008

Notary Public

Commission expires \_\_\_\_\_



**Box** \_\_\_\_\_  
**SPECIAL WARRANTY DEED**  
 Corporation to Individual

**STATE OF ILLINOIS**  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 SEP 29.08  
 # 0000056401  
 REAL ESTATE TRANSFER TAX  
 0007.550  
 FP 103027

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 SEP 29.08  
 # 0000056607  
 REAL ESTATE TRANSFER TAX  
 0003.775  
 FP 103028

**CITY OF CHICAGO**  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 SEP 29.08  
 # 0000001482  
 REAL ESTATE TRANSFER TAX  
 0079.275  
 FP 102812

LEGAL FORMS

# UNOFFICIAL COPY

EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: LOT 4 (EXCEPT THE SOUTH 2/3 THEREOF) IN BLOCK 3 IN HERMANS SUBDIVISION, BEING IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 20-27-112-013-0000 Vol. 0266

Property Address: 7332 South Wabash Avenue, Chicago, Illinois 60619

Property of Cook County Clerk's Office