

UNOFFICIAL COPY
SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)



Doc#: 0828026124 Fee: \$66.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/06/2008 11:07 AM Pg: 1 of 4

THIS AGREEMENT, made this 16th day of September, 2008, between SAXON MORTGAGE SERVICES, INC., a corporation created and existing under and by virtue of the laws of the State of DE and duly authorized to transact business in the State of Illinois, as GRANTOR, and VALERIE VELEZ

(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 HER 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:

UNIT NO. 104 IN THE FARWELL BEACH CONDOMINIUMS AS DELIEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 88 IN W.D. PRESTON'S SUBDIVISION OF BLOCKS 4, 9, AND 8 TOGETHER WITH LOT 1 IN BLOCK 7 IN PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORD AS DOCUMENT 25208121 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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), HER heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), HER 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: 11-32-202-020-1004

Address of the Real Estate: 1127 W. FARWELL AVE UNIT# 104, CHICAGO, ILLINOIS, 60626

Ticor Title Insurance

BOX 15

YCB

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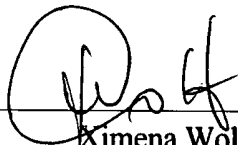
Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

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 avp, and, if applicable, to be attested by its —, the day and year first above written.

SAXON MORTGAGE SERVICES, INC.

By 
Ximena 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.

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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 Ximena Wolf, personally known to me to be the AJP 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 avp 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 16 day of September, 2008.



Notary Public

Commission Expires


5/4/2012

MAIL TO:

Tom L. Janzour
1405. DEARBORN #1610
CHICAGO, IL 60603


SEND SUBSEQUENT TAX BILLS TO:

VALARIE YEEZ
1197 W. FARWELL AVE #104
CHICAGO, IL 60628

CITY TAX

CITY OF CHICAGO
OCT.-1.08
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE


0000008691

REAL ESTATE
TRANSFER TAX
00603.75
FP 102803

STATE TAX

STATE OF ILLINOIS
OCT.-1.08
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000043799

REAL ESTATE
TRANSFER TAX
00057.50
FP 102809

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT.-1.08
REVENUE STAMP

0000043648

REAL ESTATE
TRANSFER TAX
00028.75
FP 326707

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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000637426 CH

STREET ADDRESS: 1127 W. FARWELL AVE.

UNIT 1

CITY: CHICAGO

COUNTY: COOK COUNTY

TAX NUMBER: 11-32-202-020-1004

LEGAL DESCRIPTION:

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