

# UNOFFICIAL COPY

**.After Recording Return to:**

Loan #: 1896017694  
SL#: 1524640  
Service Link,  
4000 Industrial Boulevard  
Aliquippa, PA 15001



Doc#: 0831104003 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/06/2008 08:23 AM Pg: 1 of 3

**This Instrument was prepared under the supervision of:**

P. Desantis, Esq  
By: Law's Specialty Group, Inc.  
235 West Brandon Blvd., #191  
Brandon, Florida 33511  
866-755-6300

This space for recording information only

**Mail Tax Statements To:**

Annette Raggs  
5548 West Gladys Ave  
Chicago, IL 60644

**Property Address:**

5548 West Gladys Avenue  
Chicago, IL 60644

Property Tax ID#: 16-16-112-019

8310-0043

**SPECIAL WARRANTY DEED**

**BOX 162**

This SPECIAL WARRANTY DEED, executed this 24 day of October 2008, LIQUIDATION PROPERTIES, INC., with a business address of 390 Greenwich Street, New York, NY 10013, hereinafter called **GRANTOR**, conveys and special warrants to ANNETTE RAGGS, a single woman, residing at 5548 West Gladys Ave Chicago, IL 60644 hereinafter called **GRANTEE**:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of ONE HUNDRED TWENTY-FIVE THOUSAND and 00/100 DOLLARS (\$125,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

**LOT 14 IN ERNEST J. MAGERSTADT'S SUBDIVISION OF LOTS 137 AND 148 OF SCHOOL TRUSTEE SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

*360*

**THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS,**

*3*

# UNOFFICIAL COPY

**RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.**

**BEING THE SAME PROPERTY CONVEYED TO LIQUIDATION PROPERTIES, INC. BY JUDICIAL SALE DEED RECORDED 11/13/2007 AS DOCUMENT NO. 0731726200 IN THE OFFICIAL RECORDS OF COOK COUNTY, ILLINOIS.**

Property Address: 5548 West Gladys Avenue, Chicago, IL 60644  
*The legal description was obtained from a previously recorded instrument.*

**SUBJECT ONLY TO THE FOLLOWING, IF ANY: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT TIME OF CLOSING, COVENANTS, CONDITIONS, RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH PURCHASER'S USE AND ENJOYMENT OF THE PROPERTY.**

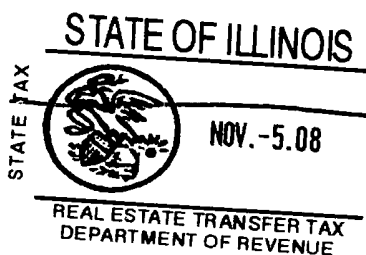
*This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons.*

*Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.*

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

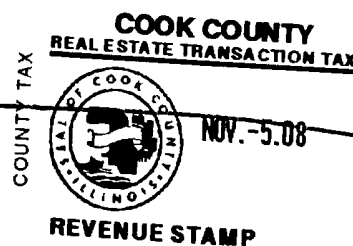
TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land.



# 0000036926

|                             |
|-----------------------------|
| REAL ESTATE<br>TRANSFER TAX |
| 00125.00                    |
| FP 103037                   |



# 0000049202

|                             |
|-----------------------------|
| REAL ESTATE<br>TRANSFER TAX |
| 00062.50                    |
| FP 103042                   |

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 24 day of October, 2008.

Signed, sealed and delivered in our presence:

**LIQUIDATION PROPERTIES, INC.\***

Stacey Smolak  
STACEY SMOLAK  
Printed Name

By: M Rhodes  
Its: Michelle Rhodes  
Manager

\* By Assetlink as Attorney in Fact

Janet Tanner  
JANET TANNER  
Printed Name


STATE OF PA } COUNTY OF Beaver }

ACKNOWLEDGED BEFORE ME, on the 24 day of Oct, 2008, the undersigned authority, personally appeared M Rhodes, who is the Attorney in Fact of LIQUIDATION PROPERTIES, INC\*, on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown \_\_\_\_\_ as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to execute and deliver this deed on behalf of the aforementioned corporation.

Michelle Rhodes 10.10.10

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Marsha L. Hancock, Notary Public  
Hopewell Twp., Beaver County  
My Commission Expires Oct. 10, 2010  
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC My Commission Expires  
Marsha L Hancock

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
563294  \$1,312.50  
09/18/2008 14:19 Batch 07233 53

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein No title search was performed on the subject property by this preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by the agent of the Grantor/Grantee, no boundary survey was made at the time of this conveyance. **PREPARER NOT RESPONSIBLE FOR CLOSING nor the recording of this instrument.**