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SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

First American Title
Order # 1862482

1 of 2
✓

THIS AGREEMENT, made this 7 day of October, 2008, between WACHOVIA MORTGAGE CORPORATION, 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 ANTONIO DEL VALLE AND MAGALY DEL VALLE

3029 S Avers, Chicago, IL

(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:

THE WEST 1/2 OF LOT 5 AND LOT 6 (EXCEPT THE WEST 6 FEET) IN BLOCK 4 IN FICKLIN AND COOK'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13, 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: 19-23-113-045-0000

Address of the Real Estate: 3813 W. 64TH PL., CHICAGO, IL 60629




Doc#: 0832526450 Fee: \$66.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/20/2008 02:49 PM Pg: 1 of 4

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
 STATE TAX  NOV. 18.08
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


0000057948

REAL ESTATE TRANSFER TAX
00172.00
FP 103027

COOK COUNTY
 COUNTY TAX  NOV. 18.08
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP

0000058155

REAL ESTATE TRANSFER TAX
00086.00
FP 103028

CITY OF CHICAGO
 CITY TAX  NOV. 18.08
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000002355

REAL ESTATE TRANSFER TAX
01806.00
FP 102812

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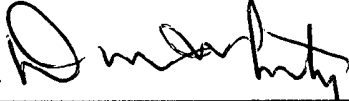
Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

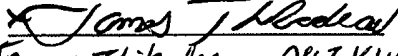
The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (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 ASST VICE President, and, if applicable, to be attested by its ASST VICE President, the day and year first above written.

WACHOVIA MORTGAGE CORPORATION

By 
 Donna Whitney - ASST. VICE President

Attest: 
 James Thibodeau - ASST VICE President


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 Duval)

I, Laurence Sangalang, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Donna Whitney, personally known to me to be the Asst Vice Pres. Dent of WACHOVIA MORTGAGE CORPORATION, a DE corporation, and James Thibodeau, personally known to me to be the Asst. Vice President 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 James Thibodeau and Donna Whitney, 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 7 day of October, 2008.



Notary Public
Commission Expires 7/30/11

LAURENCE SANGALANG
Notary Public, State of Florida
My comm. exp. July 30, 2011
Comm. No. D1 688362

MAIL TO:

Antonio Del Valle
3813 W. 64th Pl
Chicago, IL 60629

SEND SUBSEQUENT TAX BILLS TO:

Antonio Del Valle
3813 W. 64th Pl
Chicago, IL 60629

Office