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SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

Doc#: 0833946007 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/04/2008 11:09 AM Pg: 1 of 4

THIS AGREEMENT, made this 3rd day of October, 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 MANUEL SALAS
3522 S. 56th CT. CICERO IL 60804

(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 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:

LOT 87 IN HAWTHORNE MANOR SUBDIVISION NUMBER 1, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

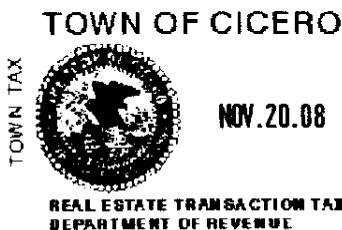
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the GRANTOR, either 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), HIS heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), 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 encumbered or charged.

Permanent Real Estate Numbers: 16-33-306-002-0000

Address of the Real Estate: 3503 S. 52ND COURT, CICERO, ILLINOIS 60804

0833946007



# 0000001486	REAL ESTATE TRANSFER TAX
	0150000
	FP351021


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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



DEC. 3.08


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000006953

REAL ESTATE TRANSFER TAX
00150.00
FP 103036

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



DEC. -3.08

REVENUE STAMP

0008006850

REAL ESTATE TRANSFER TAX
00075.00
FP 103047

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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 
Wadzanai Gonde
Asst Vice-Pres

Attest: _____

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STATE OF FL)
COUNTY OF Broward) ss.

I, Tammy Campbell, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Wadzanu Gondle, personally known to me to be the 2VP of SAXON MORTGAGE SERVICES, INC., a Delaware corporation, and -, personally known to me to be the ADP 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 2VP 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 13 day of October, 2008.

Tammy Campbell
Notary Public
Commission Expires _____

NOTARY PUBLIC-STATE OF FLORIDA
Tammy Lynne Campbell
Commission # DD665789
Expires: APR. 22, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

MAIL TO:

Manuel Salas
3503 S. 52nd Ct
Cicero, FL 33041

SEND SUBSEQUENT TAX BILLS TO:

Manuel Salas
3503 S. 52nd Ct
Cicero, FL 33041