

# UNOFFICIAL COPY



**PREPARED BY:**

Codilis & Associates, P.C.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

Doc#: 0834426054 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/09/2008 09:36 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

Sharon T. Pilcher  
5729 N. Ottawa Avenue,  
Chicago, IL 60631

**MAIL RECORDED DEED TO:**

SCOTT Z. BERMAN  
9816 N. KENNESAW  
SKOKIE, IL 60076

## SPECIAL WARRANTY DEED

THE GRANTOR, Aurora Loan Services, a corporation organized and existing under the laws of the State of TX, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS Sharon T. Pilcher, 737 W. Washington #270, Chicago, IL 60661 -

all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:



ALL OF LOT 54 (EXCEPT THE NORTH 5.00 FEET AND THE SOUTH 10.00 FEET) OF ECKHOFF'S GARDEN-HOME SUBDIVISION OF THE EAST 5.30 CHAINS OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF HIGGINS ROAD, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 25, 1927 AS DOCUMENT NUMBER 9591731, IN COOK COUNTY, ILLINOIS.


12-01-315-032  
5729 N. Ottawa Avenue, Chicago, IL 60631

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Dated this 10th Day of Nov 2008

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Rd.. STE 2300  
Chicago, IL 60606-4650  
Attn: Search Department

STATE TAX  NOV. 17. 08 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0800025888	REAL ESTATE TRANSFER TAX
		0035100
COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP  NOV. 17. 08	# 0000040768	REAL ESTATE TRANSFER TAX
		0017550
		FP326652
		FP326665

CITY TAX  NOV. 17. 08 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000037505	REAL ESTATE TRANSFER TAX
		0368550
		FP326650

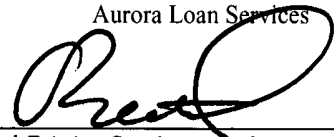
*zms*

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Special Warranty Deed - Continued

Aurora Loan Services

By



By US Real Estate Services, as Agent and Attorney in Fact

STATE OF California )  
COUNTY OF Orange ) SS.

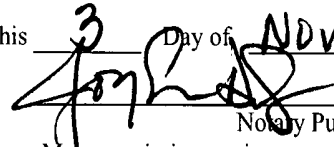
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that

Curt Beutel

US Real Estate Services, as Agent and Attorney in Fact

FOR Aurora Loan Services, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 3 Day of November 20 08



Notary Public

My commission expires: July 31, 2009

Exempt under the provisions of \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date \_\_\_\_\_  
Agent.

