

UNOFFICIAL COPY

FIRST AMERICAN TITLE

FILE # 1883818



Doc#: 0902035160 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/20/2009 12:30 PM Pg: 1 of 3

MAIL TO:

Rigoberto Guerra
2804 S. Kildare
Chicago IL 60623

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 8 th day of December, 2008., between **U.S. Bank National Association, as Trustee**, a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Rigoberto Guerra**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100c) in hand paid by the party of the second part, 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 party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

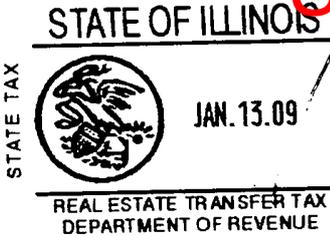
The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): **16-27-417-010-0000**
PROPERTY ADDRESS(ES):

2825 S. Kolin Avenue, Chicago, IL, 60623

IN WITNESS WHEREOF, said party of the first part has caused by its Attorney in Fact, the day and year first above written.

UNOFFICIAL COPY



REAL ESTATE TRANSFER TAX
0011200
FP 103027

U.S. Bank National Association, as Trustee

[Signature]

By: JPMorgan Chase Bank, NA as Attorney in Fact

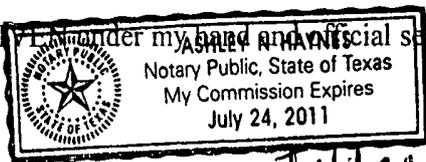
Bob Suhre
Assistant Vice President

SEAL HERE

STATE OF Texas)
COUNTY OF Dallas) SS

I, Ashley N. Haynes, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bob Suhre, personally known to me to be the attorney in fact for U.S. Bank National Association, as Trustee, and 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 severally acknowledged that as the attorney in fact, he/she signed and delivered the said instrument their free and voluntary act, and as the free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 5 day of December, 2008.



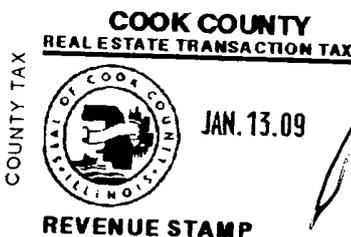
Ashley N. Haynes
NOTARY PUBLIC

My commission expires: July 24, 2011

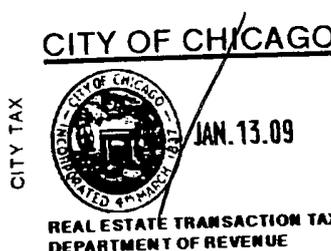
This Instrument was prepared by PIERCE & ASSOCIATES, P.C.,
1 North Dearborn, Suite 1300, Chicago, IL 60602
BY: Scarlett Cowan

PLEASE SEND SUBSEQUENT TAX BILLS TO:

RIGOBERTO GUERRA
2804 S. KILDARE
CHICAGO IL 60623



REAL ESTATE TRANSFER TAX
0005600
FP 103028



REAL ESTATE TRANSFER TAX
0117600
FP 102812

UNOFFICIAL COPY

EXHIBIT A

LOT 59 AND THE SOUTH 1/2 OF LOT 58 IN F.H. BARTLETT'S SUBDIVISION OF BLOCKS 6 AND 7 (EXCEPT THE EAST 140.77 FEET THEREOF) IN REID'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 2825 South Kolin Avenue, Chicago, IL 60623.

Property of Cook County Clerk's Office