

# UNOFFICIAL COPY



Doc#: 0905004257 Fee: \$70.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/19/2009 02:01 PM Pg: 1 of 5

Mail to: NAM PHAM  
9238 NATCHEZ AVE  
MORTON GROVE, IL 60053  
+ prepared by [signature]

TRCORTHE 641074  
BOX 15

## SPECIAL WARRANTY DEED

**THE GRANTOR EQUIFIRST CORPORATION**, a corporation created and existing under and by virtue of the laws of the state of Delaware, and duly authorized to transact business in the State of Illinois, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Board of Directors of said corporation does hereby **SELL** and **CONVEY** to NAM PHAM AND TAMMY PHAM, as JOINT TENANTS with the right of survivorship and not as tenants in common, of 1069 W Argyle St, Chicago, IL 60640, the real estate situated in the County of COOK, State of Illinois, to wit;

LOT 3 IN BLOCK 1 IN HINDMAN'S SUBDIVISION OF THE NORTH ½ OF THE NORTH ½ (EXCEPT THE WEST 13.8 FEET THEREOF) AND (EXCEPT STREETS THEREFORE DEDICATED) OF THE EAST 52 ACRES OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: the following reservations from and exceptions to the 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 oils,

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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 ordinances 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) All valioram 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 that would be revealed by a physical inspection and survey of the Property.

Commonly known as 3607 WEST FOSTER AVENUE, CHICAGO, IL  
60625

PIN 13-11-304-007-0000

TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in anyways appertaining unto the Grantee,

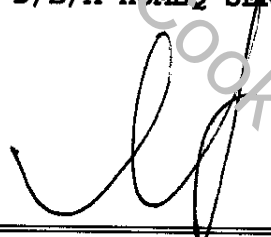
its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the

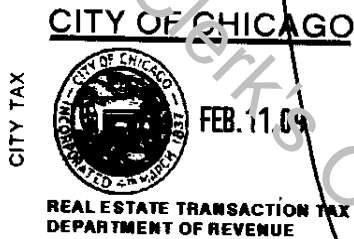
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Grantee and its heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

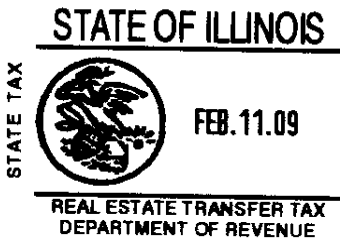
In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Secretary, this DEC 31 2008 day of 2008.

**EQUIFIRST CORPORATION**  
by **BARCLAYS CAPITAL REAL ESTATE INC., a DELAWARE CORPORATION D/B/A HOME SERVICING** its Attorney in Fact

by   
**Norlko Colston**  
**Assistant Secretary**

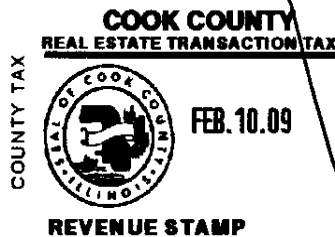


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| REAL ESTATE TRANSFER TAX |
| 0173250                  |
| FP 102803                |



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| REAL ESTATE TRANSFER TAX |
| 0016500                  |
| FP 102809                |



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| REAL ESTATE TRANSFER TAX |
| 0008250                  |
| FP326707                 |

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State of California }  
County of Sacramento } ss.

On DEC 31 2008, before me, M. Schuessler, Notary Public, personally appeared Noriko Colston, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

M. Schuessler  
Notary Signature M. Schuessler



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## TICOR TITLE INSURANCE COMPANY

**ORDER NUMBER:** 2000 000641074 CH

**STREET ADDRESS:** 3607 W. FOSTER AVE.

**CITY:** CHICAGO

**COUNTY:** COOK COUNTY

**TAX NUMBER:** 13-11-304-007-0000

**LEGAL DESCRIPTION:**

LOT 3 IN BLOCK 1 IN HINDMAN'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2  
(EXCEPT THE WEST 13.8 FEET THEREOF) AND (EXCEPT STREETS THERETOFORE DEDICATED)  
OF THE EAST 52 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH,  
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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