

UNOFFICIAL COPY



Doc#: 0905846063 Fee: \$40.25
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/27/2009 12:11 PM Pg: 1 of 2

**SPECIAL
WARRANTY DEED**
Illinois
Statutory

Above Space Recorders data only

THE GRANTOR, SUTTON FUNDING LLC., for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to ~~MARK~~ PROPERTIES, LLC., a Limited Liability Corporation organized and existing under the laws of the State of Illinois, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 635 IN BLOCK 19 IN WINSTON PARK UNIT FIVE, BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 AND ALSO THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 26, 1972, AS DOCUMENT NO. 2604946 AND CERTIFICATE OF CORRECTION REGISTERED ON SEPTEMBER 6, 1972 AS DOCUMENT NO. 1516492, IN COOK COUNTY, ILLINOIS.

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

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.

Permanent Index Number: 28-35-207-018-0000
Property Address: 17871 Yale Lane, Country Club Hills, IL 60478

Dated this 05 day of February, 2009.

1001



NO. 09-040
\$ 200.00
REAL ESTATE
TRANSFER TAX


2

TICOR TITLE

638608

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SUTTON FUNDING LLC.

BY:  **Michele M. Curtis**
Assistant Secretary

State of **California**
County of **Sacramento** ss.

FEB 03 2009

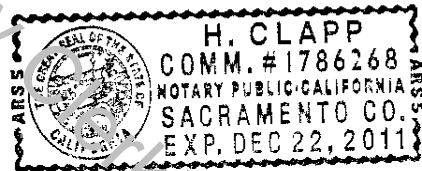
H. Clapp

On _____ before me, _____ Notary Public,
personally appeared **Michele M. Curtis**, 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.

Notary signature 



MUNICIPAL TRANSFER STAMP COUNTY/ILLINOIS TRANSFER STAMP (if required)

NAME & ADDRESS OF PREPARER:

Linda J. Herber
Jaros Title O'Toole, Ltd.
20 N. Clark St., Suite 510
Chicago, Illinois 60602

Mail to:
MKR PROPERTIES
17871 Yale Lane
Country Club Hills, IL 60478

Name and Address of Taxpayer [See Above]:

