


UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 16th day of Sept, 2008 between **MONUMENT STREET FUNDING II, LLC**, 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 as Grantor, and **IRIO WINCK**,


0906512030
Doc#: 0906512030 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/06/2009 08:54 AM Pg: 1 of 3

as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the GRANTEE(S), the receipt of which is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, does hereby REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE(S), and to their heirs and assigns, FOREVER, all the following described real estate, situated in COOK County, Illinois known and described as follows, to-wit:

LOT 3 IN BLOCK 3 IN VANCE AND PHILLIPS BOULEVARD ADDITION IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as: 1320 S. MILLARD, CHICAGO, IL 60623

BOX 15

PIN: #16-23-112-020


Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise 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), their heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or maybe, in any manner encumbered or charged.

BOOK TITLE 665956

CITY OF CHICAGO

CITY TAX

 FEB. 26. 09


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000009786

REAL ESTATE TRANSFER TAX
0052500
FP 102803

STATE OF ILLINOIS

STATE TAX

 FEB. 26. 09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

588700000

REAL ESTATE TRANSFER TAX
0005000
FP 102809

103

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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:

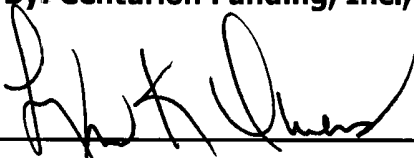
- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein-described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest 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 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.

IN WITNESS WHEREOF, the party of the first part has caused its name to be signed to these presents by its _____, and, if applicable, to be attested by its _____, the day and year first above written.

MONUMENT STREET FUNDING II, LLC,

By: Monument Street Funding, LLC, its managing member

By: Centurion Funding, Inc., its managing member

By: 

Name: Lynn K. Owens

Title: VP

THIS DOCUMENT WAS PREPARED BY:
Barbara J. Dutton, Dutton & Dutton P.C., 10325 W. Lincoln Highway, Frankfort, IL 60423

REAL ESTATE TRANSFER TAX	0002500	FP326707
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2897700000 #



COUNTY TAX

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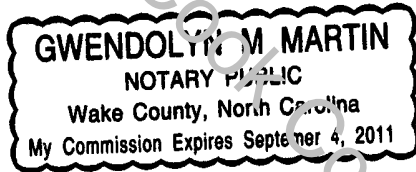
STATE OF NC)
COUNTY OF Wake)

I, Gwendolyn M. Martin, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, Lynn K. Owens, of **Centurion Funding, Inc., its managing member of Monument Street Funding, LLC, its managing member of Monument Street Funding, LLC** is personally known to me to be the VP, of said Corporation, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed and delivered this instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as his 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 seal this 16th day of September, 2008.

Gwendolyn M. Martin
Notary Public

9/4/2011
Commission expires



MAIL TO:
JESS E FORREST
1400 RENAISSANCE AVE #203
PARK PLACE IL 60068

SEND SUBSEQUENT TAX BILLS TO:
Irina Winkler
1320 S. Millard
CHICAGO, IL 60623

Wake County Clerk's Office