

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED



Doc#: 0907240207 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/13/2009 12:41 PM Pg: 1 of 3

THIS INDENTURE, made this 12th day of February 2009, between Anthony Giannini, GRANTEE, and GMAC Mortgage, LLC fka GMAC Mortgage Corporation, a Limited Liability Company 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, GRANTOR, WITNESSETH, that the Grantor for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, 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 legally described on Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And the grantor, for himself, and his successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that he has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, he WILL WARRANT AND DEFEND, subject to those exceptions listed on Exhibit A attached hereto.

*See Exhibit "A" attached hereto and made a part hereof*

FIRST AMERICAN TITLE order #

1733261  
2002

3/13/09

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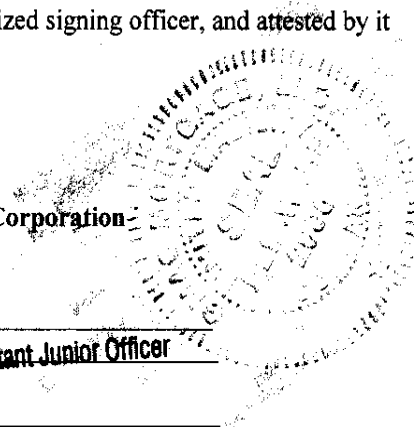
IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, by its authorized signing officer, and attested by its authorized signing officer.

Dated this 12th day of February, 20 09

IMPRESS  
CORPORATE SEAL  
HERE

GMAC Mortgage, LLC fka GMAC Mortgage Corporation

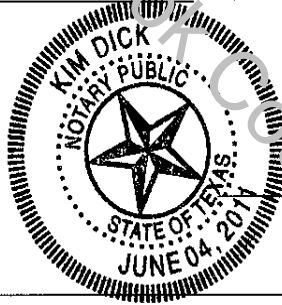
BY: Jolene Myers  
Print Name: Jolene Myers  
Processing Management Assistant Junior Officer  
Attest: N/A  
Print Name: \_\_\_\_\_



STATE OF Texas, COUNTY OF Harris ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jolene Myers and N/A, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 12 day of February, 20 09



Kim Dick  
(Notary Public)

Prepared by:  
Bruce K. Shapiro, Esq.  
555 Skokie Blvd.,  
Suite 500  
Northbrook, IL 60062

X

Mail To: Anthony Giannini  
P.O. Box 489  
Berwyn, IL 60402

Name and Address of Taxpayer:  
Anthony Giannini  
1128 Harrison, Unit 16  
Oak Park, IL 60304

STATE TAX	STATE OF ILLINOIS MAR.-5.09	00060173	REAL ESTATE TRANSFER TAX 0003500
COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX MAR.-5.09	# 0000060331	REAL ESTATE TRANSFER TAX 0001750 FP 103028



FEB. 18. 09

# 0000010607	REAL ESTATE TRANSFER TAX 0028000 FP 102801
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## Exhibit "A" - Legal Description

PROPOSED UNIT 16 IN MAPLE VIEW CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 10 IN BLOCK 14 IN W.J. WILSON'S ADDITION TO OAK PARK BEING A SUBDIVISION OF LOT 1 (EXCEPT THE EAST 40 ACRES THEREOF) IN THE SUBDIVISION OF SECTION 18 (EXCEPT THE WEST 1/2 OF THE SOUTH WEST 1/4 THEREOF) IN TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 041481097, TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

IN Cook COUNTY, ILLINOIS

Subject to: General real estate tax not due and payable at closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Real Estate Index Number (s): 16-18-127-027-1016

Address of Real Estate: 1128 Harrison, Unit 16, Oak Park, IL 60304



Property of Cook County Clerk's Office