

# UNOFFICIAL COPY

2008-02678-PT  
**SPECIAL WARRANTY DEED**



(Corporation to Individual)

Doc#: 0908455024 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/25/2009 01:22 PM Pg: 1 of 3

This Indenture made this day of \_\_\_

AUGUST 22, 2008 between

NAD Acquisition REO, Inc.,

a National Association under the laws of the United States, and duly authorized to transact business in the State of Illinois, party of the first part, and

Michael Custard, A SINGLE PERSON

party of the second part.

(GRANTEE'S ADDRESS): 2127 W. 82nd Pl., Chicago, IL 60620

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) 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 said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See Attached

Subject To: taxes not yet due and payable, general restrictions as they appear of record

Permanent Real Estate Index Number: 20-30-428-021

Address of Real Estate: 7806 S. Winchester Ave., Chicago, IL 60620

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise 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 said party of the first part, 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it 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, it WILL WARRANT AND FOREVER DEFEND.

PREMIER TITLE COMPANY  
1350 W. NORTHWEST HIGHWAY  
ARLINGTON HEIGHTS, IL 60004  
(847) 255-7100

Joseph J. Klein | 2550 Golf Road - Suite 250 | Rolling Meadows, Illinois 60008 | 847.590.8700

Form: REO-SWD  
Revision: 18Aug2008

RECEIVED  
C.J.

3/1/06

PREMIER TITLE

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Property of Cook County Clerk's Office

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
~~573942~~ \$1,890.00  
03/05/2009 10:31 Batch 08 25 49



STATE TAX

STATE OF ILLINOIS



MAR.-5.09

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000040431

REAL ESTATE  
TRANSFER TAX

00180.00

FP 103037

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



MAR.-5.09

REVENUE STAMP

# 0000052716

REAL ESTATE  
TRANSFER TAX

00090.00

FP 103042

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SPECIAL WARRANTY DEED

The 22nd of AUGUST, 2008

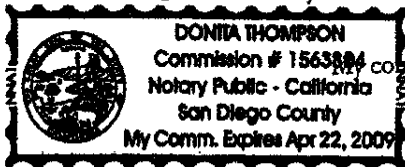
In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its \_\_\_\_\_, the day and year first above written.

NAD Acquisition REO, Inc.

BY: \_\_\_\_\_

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that LOUIS ANAYA, personally appeared before me and acknowledged himself as the CEO of NAD Acquisition REO, Inc. and is the same person whose name is subscribed as the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as pursuant to 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 22<sup>nd</sup> day of August, 2008



commission expires: April 22, 2009  
Signature: \_\_\_\_\_

IMPRESS SEAL HERE

Prepared By: Joseph J. Klein, 2550 Golf Road - Suite 250, Rolling Meadows, Illinois 60008

Mail To: Michael Custard 2127 W. 82nd Pl.

Send Tax Bills To: MICHAEL CUSTARD -  
2127 W. 82ND PL.  
CHICAGO, IL 60620  
7806 S. Winchester Ave  
CHICAGO, IL 60620

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**EXHIBIT 'A'**  
**Legal Description**

File Number: 2008-02678-PT

LOT 3 (EXCEPT THE NORTH 6 FEET) AND THE NORTH 10 FEET 6 INCHES OF LOT 4 IN MCMAHON AND HOBAN'S RESUBDIVISION OF LOTS 1 TO 19 OF OTTO MILLER'S RESUBDIVISION OF THE EAST 1/2 OF BLOCK 57 OF DEWEY AND VANCE'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 7806 S. Winchester Avenue, Chicago, IL 60620

PERMANENT INDEX NUMBER: 20-30-428-021-0000

Property of Cook County Clerk's Office