

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Statutory (Illinois)  
(Corporation to Individual)  
2008-07861-PT



Doc#: 0909849083 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/08/2009 02:24 PM Pg: 1 of 3

MAIL TO:

Yvette Poole  
4228 W. 135th Street  
Robbins IL 60472

NAME & ADDRESS OF TAXPAYER:

Yvette Poole  
4228 W. 135th St.  
Robbins, Ill. 60472

Property of Cook County's Office

THE GRANTOR: ACT Properties, 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, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to Yvette Poole 4228 W. 135th Street, Robbins IL 60472, party of the second part, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Together with all and singular the 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 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 party of the second part, his/her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her 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 incumbered 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 DEFEND, subject to:

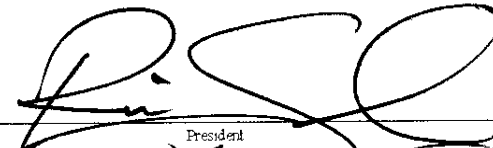
The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

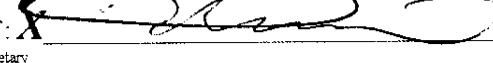
Permanent Real Estate Index Number(s): 24-34-404-003-0000  
Property Address: 13305 S. Kostner Avenue, Robbins, IL 60472

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its X VPLB President, and attested by its X CFO Secretary, this X 25 day of X March, 2009.

IMPRESS  
CORPORATE  
SEAL HERE

Name of Corporation: ACT Properties, LLC by US Real Estate Services as Agent and Attorney in fact

By X  (SEAL)  
President

ATTEST: X  (SEAL)  
Secretary

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

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

3X

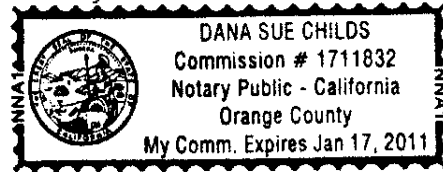
# UNOFFICIAL COPY

STATE OF California )  
 )SS  
County of Orange )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT  
X Rida Sharaf personally known to me to be the X President of US Real Estate  
Services as Agent and Attorney in fact for ACT Properties, LLC, and X Michael Bull  
personally known to me to be the X CFO Secretary of said corporation, and personally known to me to be the same persons whose  
names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such VPLD  
President and CFO Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation, as  
their 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 notarial seal, this X 25 day of March, 20 09

X Dana Sue Childs  
Notary Public



My commission expires on X Jan 17, 20 11



**Village of Robbins**  
**Real Estate Transfer Tax**  
Date 03/27-09  
\$25.00      722

COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
SECTION 4, REAL ESTATE TRANSFER ACT  
DATE:

NAME AND ADDRESS OF PREPARER:

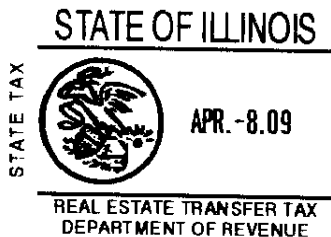
Thomas L Anselmo  
1807 W. Diehi Road, #333  
Naperville, IL 60563-1890

Buyer, Seller or Representative

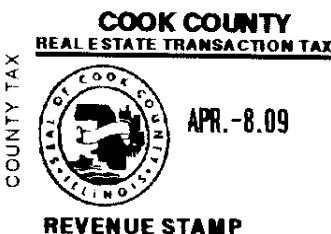
Property Address: 13305 S. Kostner Avenue, Robbins, IL 60472

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE593B



REAL ESTATE TRANSFER TAX
0001800
# 0000007789
FP 103043



REAL ESTATE TRANSFER TAX
0000900
# 0000007672
FP 103046

TO

FROM

WARRANTY DEED  
Statutory (Illinois)  
(Corporation to Individual)

# UNOFFICIAL COPY

LOT 3 IN BLOCK 10 IN LINCOLN MANOR WEST, A SUBDIVISION IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office