

# UNOFFICIAL COPY

**SPECIAL  
WARRANTY DEED**  
Statutory (Illinois)  
(Corporation to Individual)



Doc#: 0911211009 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/22/2009 09:44 AM Pg: 1 of 4

Patrol # 1868239  
1 of 1

Above Space for Recorder's use only

AMERICAN HOME MORTGAGE SERVICING, INC duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and no/100 (\$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, CONVEYS AND WARRANTS to DEREK PARKER + Karen Parker as joint tenants, with rights of survivorship, of 6649 W, Albion, Chicago, IL 60631  
(Name and Address of Grantee)

the following described Real Estate situated in the County of COOK in the state of Illinois, to wit:

~~THE WEST 31 FEET OF THE EAST 124 FEET OF LOTS 25 AND 24 AND THE NORTH 24 FEET OF LOT 23 IN BLOCK 53 IN NORWOOD PARK IN SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

This conveyance and the warranties contained herein are hereby expressly made subject to general real estate taxes not yet due and payable, special taxes and assessments, building lines, use or occupancy restrictions, conditions and covenants of record, zoning laws and ordinances, public and utility easements, public roads and highways, drainage ditches, feeders, laterals and drain tile, pipe or other conduit, party well rights and agreements.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

Permanent Real Estate Index Number(s): 10-31-405-003

Address(es) of Real Estate: 6729 ALBION AVE., CHICAGO, ILLINOIS, 60631

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Asst Sec, this 19th day of MARCH, 2009.

AMERICAN HOME MORTGAGE SERVICING, INC.

C-2  
4

# UNOFFICIAL COPY

Property of Cook County Office

**CITY OF CHICAGO**



APR. 17.09

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

0907000000 #

REAL ESTATE  
TRANSFER TAX

01627.50

FP 102812

**COOK COUNTY**



APR. 17.09

REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

00007750 #

REAL ESTATE  
TRANSFER TAX

00077.50

FP 103028

**STATE OF ILLINOIS**



APR. 17.09

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

0015500 #

REAL ESTATE  
TRANSFER TAX

00155.00

FP 103027

**UNOFFICIAL COPY**

Impress

By [Signature]

Corporate Seal  
Here

AS Sindi Sharbono  
Assistant Secretary

State of California )  
County of ORANGE )

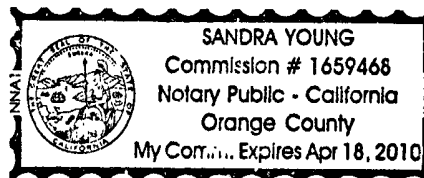
On MAR 19, 2009 before me, Sandra Young, Notary Public, personally appeared  
SINDI SHARBONO,

AMERICAN HOME MORTGAGE SERVICING, INC 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.

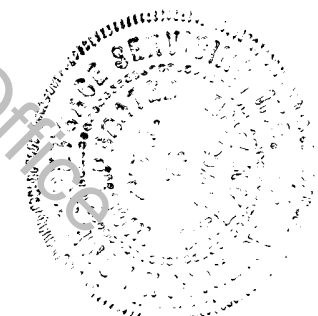
Signature [Signature] (Seal)  
My Commission Expires: Apr 18, 2010



This instrument was prepared by ANGELA J. NORRIS, 190 LIBERTY RD., UNIT 2, CRYSTAL LAKE, ILLINOIS 60014

SEND SUBSEQUENT TAX BILLS TO:  
Karen Parker  
6649 W. Albion  
Chicago, IL 60631

SEND RECORDED DEED TO:  
Stan Goolish  
1343 Scarborough Road  
Schenmurgy, IL 60193



# UNOFFICIAL COPY

EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: THE WEST 31 FEET OF THE EAST 124 FEET OF LOTS 25 AND 24 AND THE NORTH 24 FEET OF THE WEST 31 OF THE EAST 124 OF LOT 23 IN BLOCK 53 IN NORWOOD PARK IN SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 10-31-405-003 Vol.No 307

Property Address: 6729 Albion Avenue, Chicago, Illinois 60631

Property of Cook County Clerk's Office