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.After Recording Return to:
TCT#: 1135531



Doc#: 0912131109 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/01/2009 03:21 PM Pg: 1 of 3

This Instrument was prepared under the supervision of:

P. Desantis, Esq
By: Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
866-755-6300

Mail Tax Statements To:

Chicago Title Land Trust Company
171 North Clark Street
Chicago, IL 60601

Property Address:

23 South Sacramento Boulevard
Chicago, IL 60612

Property Tax ID#: 16-13-104-001

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 5th day of March 2009, IRWIN MORTGAGE CORPORATION, with a business address of 500 Washington Street, Columbum, Indiana 47201, hereinafter called **GRANTOR**, conveys and special warrants to CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 10th day of October 1990 known as Trust Number 3662, whose address is 171 North Clark Street, Chicago, Illinois 60601-3294, hereinafter called **GRANTEE**:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of TEN THOUSAND and 00/100 DOLLARS (\$10,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

LOT 11 IN S.E. GROSS' SUBDIVISION OF BLOCK 3 (EXCEPT THE NORTH 125 FEET THEREOF) IN THE SUBDIVISION OF THAT PART NORTH OF BARRY POINT ROAD, OF THE EAST 1/2 OF THE

3/5

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NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS,
EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS
CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS
PROPERTY.

BEING THE SAME PROPERTY AS CONVEYED TO IRWIN UNION BANK
BY CORPORATION ASSIGNMENT OF REAL ESTATE MORTGAGE
FROM RECORDED 02/19/2008 DOC. #0805013063, COOK COUNTY,
ILLINOIS.

Property Address: 25 South Sacramento Boulevard, Chicago, Illinois 60612
The legal description was obtained from a previously recorded instrument.

SUBJECT ONLY TO THE FOLLOWING, IF ANY: GENERAL REAL ESTATE
TAXES NOT DUE AND PAYABLE AT TIME OF CLOSING, COVENANTS,
CONDITIONS, RESTRICTIONS OF RECORD, BUILDING LINES AND
EASEMENTS IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH
PURCHASER'S USE AND ENJOYMENT OF THE PROPERTY.

*This deed warrants title only against claims held by, through, or under the Grantor, or
against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title
generally against all persons.*

*Grantor does further covenant and bind itself, and its successors and assigns to warrant
and forever defend the title to the property to the said Grantee against the lawful claims of all
persons claiming by, through or under the Grantor, but no further or otherwise.*

Together with all the tenements, hereditaments and appurtenances thereto belonging or in
anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized
of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey
said land.

