

172
First American Title
Order # 1795003

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Consumer Solutions REO, LLC, by 406 Real Estate Services, LLC, its attorney in fact ("Grantor") in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and quit claim to **Juanita A. Bell**, ("Grantee") the following described real estate in Cook County, Illinois:



Doc#: 0912805018 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/08/2009 10:04 AM Pg: 1 of 3

Lot 32 in Posen Meadows Unit Two, being a subdivision of part of Block 4 in James A. McDonalds Subdivision and part of the Northwest 1/4 of fractional Section 12 (North of the Indian Boundary Line), Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

see attached

P.I.N. # 28-12-105-033-0000

Property Commonly Known As: 14416 S Richmond Ave, Posen, IL 60469

Grantor warrants to the Grantees and Grantees' heirs and assigns that it has not done or suffered to be done anything to the property during Grantor's ownership thereof or in any manner encumbered the property except as expressly set forth in this deed and further covenants and warrants that it will defend the property against all persons asserting claims through Grantor contrary to the foregoing limited warranty. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE HEREBY EXPRESSLY DISCLAIMED, THIS CONVEYANCE OF REAL ESTATE AND IMPROVEMENTS THEREON IS MADE "AS-IS", WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND EXCEPT THE WARRANTY OF TITLE EXPRESSLY PROVIDED HEREIN.

Dated: March 19, 2009

Consumer Solutions REO, LLC,
By: 406 Real Estate Services, LLC, its attorney in fact

[Signature]
By: Authorized Signatory

This document prepared by:
Kluever & Platt, LLC
65 E. Wacker Place, Suite 2300
Chicago, IL 60601

Mail subsequent tax bills to and after recording
return to:

JUANITA A. BELL
14416 S. RICHMOND AVE.
POSEN, IL 60469


[Handwritten mark]

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STATE OF UTAH)
) SS:
COUNTY OF SALT LAKE)

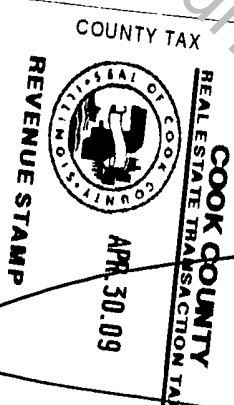
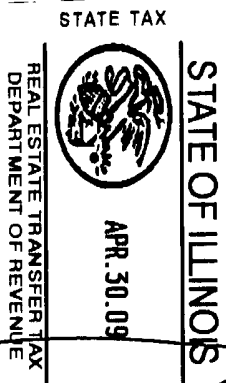
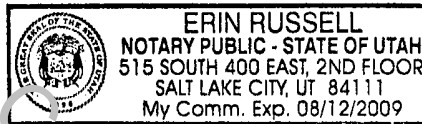
I, Erin Russell, Notary Public, in and for the County and State aforesaid, DO
HEREBY CERTIFY, that TROY ROUTH personally known to me to be
Authorized Signatory of 406 Real Estate Services, LLC, and personally known to me to be
the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person
and severally acknowledged that as such _____, he signed and
delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, 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 uses and purposes therein set forth.

Given under my hand and official seal this 19th day of March, 2009.



Notary Public

My Commission Expires: _____



0000061407

REAL ESTATE TRANSFER TAX	00134.00
FP 103027	

0000061620

REAL ESTATE TRANSFER TAX	00067.00
FP 103028	

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Legal Description: LOT 32 IN POSEN MEADOWS UNIT TWO, BEING A RESUBDIVISION OF PART OF BLOCK 4 IN JAMES A. MCDONALDS SUBDIVISION, AND PART OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 12 (NORTH OF THE INDIAN BLUNDARY LINE), TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 28-12-105-033-0000 Vol. 0027 and 28-12-105-033-0000 Vol. 0027

Property Address: 14416 S. Richmond Ave., Posen, Illinois 60469

Property of Cook County Clerk's Office