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Mail to: 3310 E. 88 St. Chicago 1
Illinois 60617

Francisco Pozo Cruz



Doc#: 0915635116 Fee: \$66.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/05/2009 12:06 PM Pg: 1 of 4

637105 TCOR Hba 2012

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

THE GRANTOR SUTTON FUNDING LLC, a limited liability company 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, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Board of Directors of said corporation does hereby **SELL** and **CONVEY** to FRANCISCO POZO, of 3310 E. 88th Street, Chicago, IL 60617, the real estate situated in the County of COOK, State of Illinois, to wit;

cf ✓

LOT 7 IN BLOCK 43 IN THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION OF PARTS FRACTIONAL SECTION 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: the following reservations from and exceptions to the conveyance and the warranty of title made herein shall apply:

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property, (hereintofore, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character in the oils, gas, or minerals of record in any county in which any portion of the Property is located;

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- (3) All restrictive covenants , terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) All ad valorem taxes, fees and assessments. If any; for the current year and all prior and subsequent years the payment of which Grantee assumes (at the time of transfer of title) And all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to the presence or absence of improvements, if any; on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

Commonly known as 8914 S EXCHANGE AVENUE, CHICAGO, IL 60617
PIN 26-06-215-028-0000

TO HAVE AND TO HOLD the premises aforesaid, With all and singular rights, privileges, appurtenances and immunities thereto belonging or in anyways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

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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 Michele M. Curtis, this 05 day of May, 2009.

SUTTON FUNDING LLC

by 
Michele M. Curtis Assistant Secretary

CITY OF CHICAGO



# 0000010568	REAL ESTATE TRANSFER TAX
	00057.75
	FP 102803

STATE OF ILLINOIS



# 0000000557	REAL ESTATE TRANSFER TAX
	00005.50
	FP 102809

COOK COUNTY
REAL ESTATE TRANSACTION TAX



# 0000000555	REAL ESTATE TRANSFER TAX
	00002.75
	FP326707

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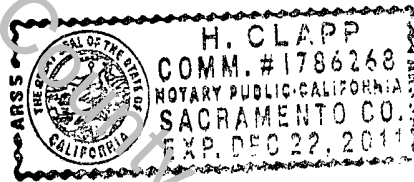
State of California }
County of Sacramento } ss.

On **MAY 05 2009**, before me, **H. Clapp**, Notary Public, personally appeared **Michele M. Curtis**, 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.

Notary signature



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