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0921055081

Doc#: 0921055081 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/29/2009 02:47 PM Pg: 1 of 5

Tax Bill and

Mail to:

Tomy Nella

909 COUNTRYSIDE CT

GLENVIEW IL 60025

1/6

642738 TIGER

SPECIAL WARRANTY DEED

THE GRANTOR SUTTON FUNDING, LLC, a limited liability 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, 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 limited liability corporation does hereby **SELL** and **CONVEY** to TOMY NELLA, the real estate situated in the County of COOK, State of Illinois, to wit;

PARCEL 1:

THE WEST 24.83 FEET OF THE EAST 102.81 OF THE NORTH ½ OF LOT 3 IN THE FIRST ADDITION TO DEMPSTER GARDEN HOMES SUBDIVISION, BEING A RESUBDIVISION OF THE EAST 125.0 FEET OF LOT 9 AND ALL OF LOT 10 IN GOETTSCHKE'S SUBDIVISION OF PART OF THE SOUTH ½ OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE AS SHOWN ON THE PLAT OF FIRST ADDITION TO DEMPSTER GARDEN HOMES SUBDIVISION RECORDED AUGUST 24, 1961 AS DOCUMENT 18257162, AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES FEBRUARY 21, 1962 AS DOCUMENT LR 2021169 AND AS SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED FEBRUARY 21, 1962 AS DOCUMENT LR 2021170 AND CREATED BY THE MORTGAGE FROM COLONIAL RIDGE HOMES, INC., TO MARSHALL SAVINGS AND LOAN ASSOCIATION FILED AS DOCUMENT LR 2071868 AND AS CREATED BY DEED FROM LA SALLE

Property not located in the corporate limits of
the City of Des Plaines, Deed or Instrument
not subject to transfer tax.

S. Brown 7/22/09

City of Des Plaines

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NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 14, 1975 AND KNOWN AS TRUST NUMBER 49228 TO JOHN E. PAHIGIANIS AND CHLOE E. PAHIGIANIS, HIS WIFE FILED AS DOCUMENT LR 3067099 FOR THE PURPOSE OF PASSAGE, USE AND ENJOYMENT, INGRESS AND EGRESS, ALL 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;
- (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 8828 DEE ROAD, DESPLAINES, IL 60016
PIN 09-15-307-054-0000

TO HAVE AND TO HOLD the premises aforesaid, With all and

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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.


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. Secretary, this 14th day of July, 2009.


SUTTON FUNDING, LLC

by [Signature]

Noriko Colston

Asst. Secretary

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX	
STATE TAX		JUL. 29. 09	00095.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		# 0000002596	FP 103049

COOK COUNTY		REAL ESTATE TRANSFER TAX	
COUNTY TAX		JUL. 29. 09	00047.50
REVENUE STAMP		# 0000002701	FP 103052

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State of California }
 County of Sacramento} ss.

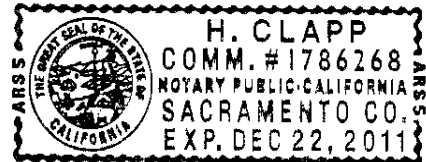
H. Clapp

On Jul. 14 2009, before me, _____, Notary Public,
 personally appeared Wariko Colston, 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 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



This instrument prepared by Mary F. Murray, 5127 W. Devon,
 Chicago, Illinois.

Property of Cook County Clerk's Office

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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000642758 CH

STREET ADDRESS: 8828 DEE ROAD

CITY: DES PLAINES

COUNTY: COOK COUNTY

TAX NUMBER: 09-15-307-054-0000

LEGAL DESCRIPTION:

PARCEL 1:

THE WEST 24.83 FEET OF THE EAST 102.81 FEET OF THE NORTH 1/2 OF LOT 3 IN THE FIRST ADDITION TO DEMPSTER GARDEN HOMES SUBDIVISION, BEING A RESUBDIVISION OF THE EAST 125.0 FEET OF LOT 9 AND ALL OF LOT 10 IN GOETTSCHKE'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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