



Doc#: 0922426231 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/12/2009 11:42 AM Pg: 1 of 4

Special Warranty Deed

Ticor 641239

Above Space for Recorder's Use Only

THIS AGREEMENT between Sutton Funding, LLC, party of the first part, and Byron Martin party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *(see legal description rider attached as page 3 hereto).*

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, *Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise. The following reservations from and exceptions to this 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 (hereinafter, 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 oil, gas or mineral 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. 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/or survey of the Property.

SUBJECT to: General Taxes for the year 2008 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 19.24.219.033.0000
Address(es) of Real Estate: 6544 S. Rockwell, Chicago, IL 60629

To 4

UNOFFICIAL COPY

The date of this deed of conveyance is 08 July 2009.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Seal to be hereto affixed, and has caused its name to be signed on the date stated herein.

By: Sutton Funding, LLC

Noriko Colston Assistant Secretary

State of _____

County of _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ personally known to me to be AUTHORIZED SIGNATORY FOR the above signed, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such he/she signed and delivered the said instrument, pursuant to authority, as their free and voluntary act, and as the free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and official seal _____, 2009

(Impress Seal Here)
(My Commission Expires _____)

Notary Public

This instrument was prepared by:
Mark Edison

350 N. Fairfield
Lombard, IL, 60148

Send subsequent tax bills to:

Recorder-mail recorded document to:

Byron Martin
9308 S. Cornell Ave
Chicago IL 60617

UNOFFICIAL COPY

CITY OF CHICAGO

CITY TAX



AUG.-7.09

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0042000
FP 102803

000001300

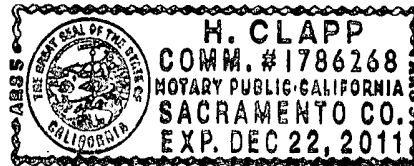
State of California }
County of Sacramento } ss.

On **JUL 08 2009**, before me, H. Clapp, Notary Public, personally appeared Noriko 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 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



STATE OF ILLINOIS

STATE TAX



AUG.-7.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000001300

REAL ESTATE TRANSFER TAX
0004000
FP 102803

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG.-7.09

REVENUE STAMP

000001300

REAL ESTATE TRANSFER TAX
0002000
FP 326707

Notary Public's Office

UNOFFICIAL COPY



TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000644239 CH

STREET ADDRESS: 6544 S. ROCKWELL ST.

CITY: CHICAGO

COUNTY: COOK COUNTY

TAX NUMBER: 19-24-219-033-0000

LEGAL DESCRIPTION:

LOT 15 IN CHARLES HULL EWINGS RESUBDIVISION OF LOTS 1 TO 48 IN BLOCK 3 IN AVONDALE, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office