

# UNOFFICIAL COPY



Doc#: 0922903009 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/17/2009 09:55 AM Pg: 1 of 4

Return To:  
TRANSCONTINENTAL TITLE CO.  
RECORDING DIVISION  
2605 ENTERPRISE ROAD STE#200  
CLEARWATER, FL 33759-9973

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

This space for recording information only

**Mail Tax Statements To:**

ATG Land Trust No. L-008-199  
150 N. Wacker Dr #2020  
CHICAGO IL 60600  
c/o GARLOFFO + THOMPSON PC  
Property Address:  
1140 Park Avenue  
Chicago Heights, IL 60411  
10-541303-4  
Property Tax ID#: 32-20-203-007-0000

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 16 day of APRIL 2009,  
HOMEVESTORS INVESTMENTS, INC., with a business address of 10670 N Central expressway  
Suite 700 Dallas, Tx 75231, hereinafter called GRANTOR, conveys and special  
warrants to ATG LAND TRUST NO. L-008-199, with a business address of 150 N. Wacker  
Suite 2020 Chicago IL, 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 and NO /100 DOLLARS (\$ 10<sup>00</sup> ) 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:

**THE NORTH 25 FEET OF LOT 9 IN BLOCK 232 IN CHICAGO HEIGHTS,  
BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHEAST  
1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

*SP*  
*SY*  
*P4*  
*SU*  
*W/E*  
*TD*

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**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 HOMEVESTORS INVESTMENTS, INC BY DEED FROM F& C REALTY LLC, RECORDED 10/03/2008 IN DOCUMENT NO. 0827740168 IN COOK COUNTY, ILLINOIS.**

Property Address: 1140 Park Avenue, Chicago Heights, Illinois 60411  
*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.

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IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 5th day of March, 2009.

Signed, sealed and delivered in our presence: **HOMEVESTORS INVESTMENTS, INC.**

Karen R. Mann  
Printed Name

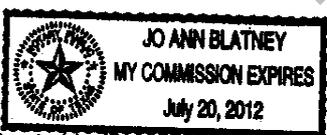
By: [Signature]  
Its: SECRETARY

Michael C. Blatney  
Printed Name

STATE OF Texas } COUNTY OF DALLAS }

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 5th day of March, 2009, the undersigned authority, personally appeared PAUL D'ANGELO, who is the SECRETARY of HOMEVESTORS INVESTMENTS, INC., on behalf of said national banking association, with full authority to act for said national banking association in this transaction, who is known to me or has shown DL as identification who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to execute and deliver this deed on behalf of the aforementioned national banking association.

Jo Ann Blatney  
NOTARY PUBLIC My Commission Expires



The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. No title search was performed on the subject property by this preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the collection of taxes nor the recording of this instrument.** The conveyance amount was provided to preparer by agent for Grantor.

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorize to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 16, 2009.

Signature: *Gregg A. Garofalo as attorney*  
Grantor or Agent

Subscribed and sworn to before me  
by the said Gregg A. Garofalo  
this 16<sup>th</sup> day of April, 2009



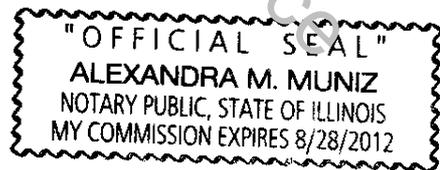
Notary Public *A. Muniz*

The Grantee of his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 16, 2009.

Signature: *Gregg A. Garofalo as attorney*  
Grantee or Agent

Subscribed an sworn to before me  
by the said Gregg A. Garofalo  
this 16<sup>th</sup> day of April, 2009



Notary Public *A. Muniz*

Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)