

THIS AGREEMENT, made this 18 day of Aug, 2009 between **Sutton Funding, LLC**, a 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 as Grantor, and **JOSE RODRIGUEZ**, *Married*



Doc#: 0923746045 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/25/2009 12:39 PM Pg: 1 of 3

as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the GRANTEE(S), the receipt of which is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, does hereby REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE(S), and to their heirs and assigns, FOREVER, all the following described real estate, situated in COOK County, Illinois known and described as follows, to-wit:

LOT 7 IN BLOCK 5 IN THE FIRST ADDITION TO LEYDEN GARDENS, BEING A SUBDIVISION OF THE WEST 2/3 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE WEST 1/3 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 2020 EMERSON AVE., MELROSE PARK, IL 60164

PIN: # 12-33-207-014

Together with all the singular and 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 GRANTOR, 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 above described, with the appurtenances, unto the GRANTEE(S), their heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises herby granted are, or maybe, in any manner encumbered or charged.

T. Moore
608265

3

UNOFFICIAL COPY

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.

This conveyance and the warranty of title made herein shall be subject to:

- (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 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) 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.

IN WITNESS WHEREOF, the party of the first part has caused its name to be signed to these presents by its Assistant Secretary, and, if applicable to be attested by its Assistant Secretary, the day and year first above written.

Sutton Funding, LLC.


Tonya Blechinger
Loan# 0326339892 **Assistant Secretary**


ATTEST:
Noriko Colston **Assistant Secretary**

THIS DOCUMENT WAS PREPARED BY:
Barbara J. Dutton, Dutton & Dutton P.C., 10325 W. Lincoln Highway, Frankfort, IL 60423

MAIL TO:
JOSE Rodriguez
2020 EMERSON
Melrose PK IL 60164

SEND SUBSEQUENT TAX BILLS TO:
JOSE Rodriguez
2020 EMERSON
Melrose PK IL 60164

| | |
|---|--------------------------|
| STATE OF ILLINOIS | |
|  | AUG. 25. 09 |
| STATE TAX | REAL ESTATE TRANSFER TAX |
| # 000008209 | 0004200 |
| | FP 103036 |

| | |
|--|--------------------------|
| COOK COUNTY | |
| REAL ESTATE TRANSACTION TAX | |
|  | AUG. 25. 09 |
| COUNTY TAX | REAL ESTATE TRANSFER TAX |
| # 000008179 | 0002100 |
| | FP 103047 |

UNOFFICIAL COPY

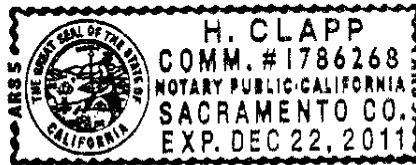
State of California }
County of Sacramento } ss.

On **AUG 18 2009**, before me **H. Clapp**, Notary Public, personally appeared **Tonya Blechinger** ~~et al~~, 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. **Noriko Colston**

Witness my hand and official seal.

Notary signature *H. Clapp*



Notary Public Cook County Clerk's Office