

UNOFFICIAL COPY



08.05840
SPECIAL WARRANTY DEED

(Corporation to Individual)

This Indenture made this day of 20

August, 2008 between

Aurora Loan Services, LLC by LPS Asset Management Solutions, Inc. as Attorney in Fact,

a National Association under the laws of the United States, and duly authorized to transact business in the State of Illinois, party of the first part, and

Rivera
~~Rivera~~ Hoang,

party of the second part.

(GRANTEE'S ADDRESS): 7257 A N Campbell Ave Chicago IL 60645

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See Attached

Subject To: taxes not yet due and payable, general restrictions as they appear of record

Permanent Real Estate Index Number: 13-12-226-004-0000 (undivided)

Address of Real Estate: 2409 W. Balmoral, Unit #3G, Chicago, IL 60625

Together with all the singular and hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said 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 above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, 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 FOREVER DEFEND.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
588308 \$420.00
09/03/2009 14:32 Batch 07247 145



PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100

PREMIER TITLE

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

The August 20, 2009

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its
AVP, the day and year first above written.

[Signature]

Aurora Loan Services, LLC by LPS Asset Management Solutions, Inc. as Attorney in Fact
Norma J. Dudgeon, AVP

I, undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Norma J. Dudgeon, personally appeared before me and acknowledged himself herself as the AVP of LPS Asset Management Solutions, Inc. as Attorney in Fact for Aurora Loan Services, LLC. and is the same person whose name is subscribed as the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as pursuant to authority given by the Board of Directors of said corporation, as his her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal this 20th day of August, 2009.



My commission expires:

8/9/2013

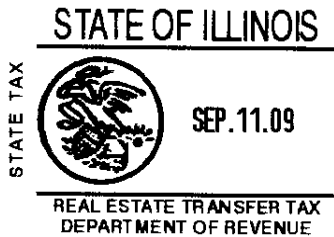
Signature:

[Signature]

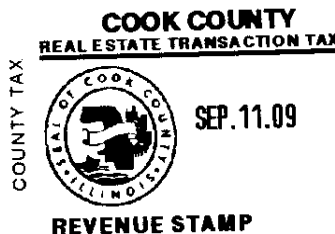
Prepared By: Joseph J. Klein, 2550 Golf Road - Suite 250, Rolling Meadows, Illinois 60008

Mail To: Revira Hoang 2409 W Balmoral #3G, Chicago, IL 60625

Send Tax Bills To: ↓ SAME



00000000060	REAL ESTATE TRANSFER TAX
# 00000000000	0004000
	FP 103043



7768000000	REAL ESTATE TRANSFER TAX
# 000000000	0002000
	FP 103046

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EXHIBIT 'A' Legal Description

PARCEL 1:

UNIT NUMBER 2409-3G IN THE BALMORAL COURTS CONDOMINIUMS IV, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 4 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) THE NORTH 66 FEET OF LOT 5 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) ALSO A STRIP A LAND 16 1/2 FEET IN WIDTH LYING WEST OF AND ADJOINING SAID LOT 4 AND THE SAID NORTH 66 FEET OF LOT 5 AND LYING BETWEEN THE NORTH LINE OF SAID LOT 4 EXTENDED WEST AND THE SOUTH LINE OF THE SAID NORTH 66 FEET OF LOT 5 EXTENDED WEST, ALL IN ASSESSOR'S DIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, LYING WEST OF A LINE DRAWN AT RIGHT ANGLES FROM A POINT IN THE NORTH LINE OF SAID TRACT, SAID POINT BEING 118.0 FEET WEST OF THE NORTHEAST CORNER THEREOF, TO A POINT IN THE SOUTH LINE OF SAID TRACT, SAID POINT BEING 121.99 FEET WEST OF THE SOUTHEAST CORNER THEREOF, AND LYING SOUTH OF A LINE 88.73 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT (EXCEPT THE WEST 18.0 FEET OF THE SOUTH 84.74 FEET THEREOF, AS MEASURED ALONG THE SOUTH AND WEST LINES OF SAID TRACT), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0708915042, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P7 AND STORAGE SPACE S20, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

COMMONLY KNOWN AS: 2409 W. Balmoral Avenue, Unit 2409-3G, Chicago, IL 60625

PERMANENT INDEX NUMBER: 13-12-226-004-0000 (underlying)
13-12-226-022-1020 (new pin)