

UNOFFICIAL COPY



Doc#: 0930012051 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/27/2009 02:11 PM Pg: 1 of 3

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That ACCREDITED REO PROPERTIES,
LLC, a corporation organized
under the laws of the State of Delaware
herein called "GRANTOR", whose mailing
address is: 715 S. Metropolitan Avenue,
Oklahoma City, Oklahoma 73108

FOR AND IN CONSIDERATION OF

TEN and NO/100 DOLLARS, and other good

And valuable consideration, to it in hand paid by the party or parties identified below as
GRANTEE hereunder, by these presents does grant, bargain, and sell unto:

TONYA MAZURKIEWICZ

an individual herein, whether one or more, called "GRANTEE" whose mailing address
is:

593207878

all that certain real property situated in COOK County, Illinois and more particularly
described as follows:

THE WEST 51 FEET OF LOT 23 IN BLOCK 230 IN CHICAGO HEIGHTS, WHICH
IS A SUBDIVISION IN SECTION 20, TOWNSHIP 35 NORTH, RANGE 14, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No. 32-20-401-020-0000 AND 32-20-401-021 0000

Address of Property : 89-91 W. 15th Street, Chicago Heights, IL 60411

TO HAVE AND TO HOLD the above described premises, together with all the rights and
appurtenances thereto in any wise belonging, unto the said GRANTEE, his heirs or
successors and assigns forever, subject to (a) covenants, conditions and restrictions of
record, (b) private, public and utility easements and roads and highways, if any; (c) party
wall rights and agreements if any; (d) existing leases and tenancies, if any; (e) special
taxes or assessments for improvements not yet completed, if any (f) installments not due
at the date hereof of any special tax or assessment for improvements heretofore
completed, if any (g) general real estate taxes; (h) building code violations and judicial
proceedings relating thereto, if any (i) existing zoning regulations, (j) encroachments if
any, as may be disclosed by a plat of survey and (k) all obligations and liabilities as may
appear of record, including rights of redemption of any parties as a result of judicial
proceedings and rights of parties in possession, (l) drainage ditches, drain tiles, feeders,


BOX 334 CT

3013

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS



OCT. 26. 09


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000057535

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00025.00 |
| FP 103032 |

COOK COUNTY

REAL ESTATE TRANSACTION TAX



OCT. 26. 09

COOK COUNTY TAX

REVENUE STAMP

0000057630

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00012.50 |
| FP 103034 |

BOX 373

UNOFFICIAL COPY

laterals and underground pipes, if any, (m) all mineral rights and easements in favor of owners of mineral estate.

Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 6 day of oct, 2009 in its name by its _____ thereunto authorized by resolution of its board of directors.

ACCREDITED REO PROPERTIES, LLC

BY:

[Handwritten Signature]

(AFFIX SEAL)

STATE OF Oklahoma
COUNTY OF Oklahoma

The foregoing instrument was acknowledged before me this 6 day of oct, 2009 as AUTHORIZED SIGNATORY of ACCREDITED REO PROPERTIES, LLC, on behalf of the said corporation.

[Handwritten Signature]
NOTARY PUBLIC



MAIL TO:

Tonya MAZURKIEWICZ
3572 state street
crete IL 60417

CITY OF CHICAGO
HGST: TRANSFER TAX

100 DOLS 00 CTS

This instrument prepared by:

KENNETH D. SLOMKA
LAW OFFICES OF KENNETH D. SLOMKA, P.C.
4544 W. 103RD STREET, SUITE 202
OAK LAWN, IL 60453