

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)



Doc#: 0930618023 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/02/2009 11:55 AM Pg: 1 of 3

THIS AGREEMENT, made this 13th day of October 2009, between PROTIUM REO I, LP, a corporation created and existing under and by virtue of the laws of the State of DE and duly authorized to transact business in the State of Illinois, as GRANTOR, and MASARY CONSTRUCTION, LLC

(Name and Address of Grantee)

as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does PREMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE(S), and to its 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:

TCCOR

THE NORTH 15 FEET OF LOT 27 AND THE SOUTH 15 FEET OF LOT 28 IN BLOCK 36 IN HILL'S ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 26 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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), its heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), its 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.

BOX 15

Permanent Real Estate Numbers: 21-31-304-021-0000

Address of the Real Estate: 8351 S. COLFAX AVENUE, CHICAGO, ILLINOIS, 60617

RECEIVED

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.

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 minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning or usage ordinances, municipal / building violations 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 and tenancies that would be revealed by a physical inspection and survey of the Property as of the date of closing.

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

PROTIUM REO I, LP
 BY BARCLAYS CAPITAL REAL ESTATE INC., A DELAWARE
 CORPORATION, D/B/A HOME SERVICES ATTORNEY IN
 FACT

By Noriko Colston **Asst. Secretary**

Attest: Tonya Blechinger **Asst. Secretary**

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606. (312)357-1125

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STATE OF

COUNTY OF California
Sacramento

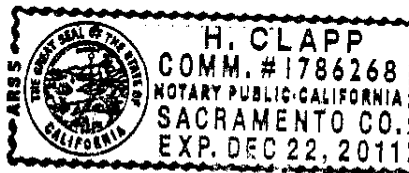
) ss.

On Oct. 13 2009, before me, H. Clapp, Notary Public, personally appeared Noriko Colston and Tonya Blechinger, 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 CA that the foregoing paragraph is true & correct.

Given under my hand and official seal, this 13th day of October, 2009.

Notary Public H. Clapp

Commission Expires _____



MAIL TO:


Masaly Construction
3497 Ronald Road
Crest, IL 60417

SEND SUBSEQUENT TAX BILLS TO:

Masaly Construction
3497 Ronald Road
Crest, IL 60417

HOMEQ REFERENCE # 326556909

CITY OF CHICAGO




CITY TAX NOV.-2.09

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000012080

REAL ESTATE TRANSFER TAX
00105.00
FP 102803

STATE OF ILLINOIS



STATE TAX NOV.-2.09


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0010002106

REAL ESTATE TRANSFER TAX
00010.00
FP 102809

COOK COUNTY

REAL ESTATE TRANSACTION TAX



COUNTY TAX NOV.-2.09

REVENUE STAMP

0000002102

REAL ESTATE TRANSFER TAX
00005.00
FP 326707