

# UNOFFICIAL COPY



09342120610

Doc#: 0934212061 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/08/2009 09:58 AM Pg: 1 of 3

090754800003

**This document prepared by:**

HomeSolutions Properties, LLC  
158 Old Winkle Point  
Northport, NY 11768

Property of Cook County Clerk's Office

## Special Warranty Deed

This Deed is from HomeSolutions Properties, LLC, a Florida Limited Liability Company ("Grantor"), to **Andrew Orton**, an individual ("Grantee").

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as (the "Premises):

Lot 41 in Block 4 in Jernberg's Subdivision of Blocks 2, 5 to 8, 11 to 28 inclusive and resubdivision of Block 4 of Rood and Weston's Addition to Morgan Park, being a Subdivision of the West 1/2 of the Northwest 1/4 except the North 20 acres and the East 1/2 of the Northwest 1/4 except the North 20 acres thereof, in Section 20, Township 37 North, Range 14, lying East of the third Principal Meridian in Cook County, Illinois.

Commonly known as 1318 West 112<sup>th</sup> Place, Chicago, IL 60628  
Property Index No. 25-20-110-037-0000

Prior instrument reference: Document No.0832639044, of the Recorder of Cook County, Illinois.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or caused anything whereby the Premises hereby granted are, or may be in any manner encumbered or charged, except as herein recited: and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

CITY TAX  
CITY OF CHICAGO  
NOV. 20.09  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

7596800000 #  
REAL ESTATE TRANSFER TAX  
0001050  
FP326650

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Rd., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

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IN WITNESS WHEREOF, this deed was executed by the undersigned on this the 5th day of November, 2009.

HomeSolutions Properties, LLC

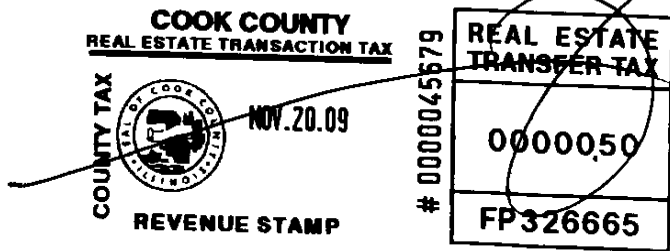
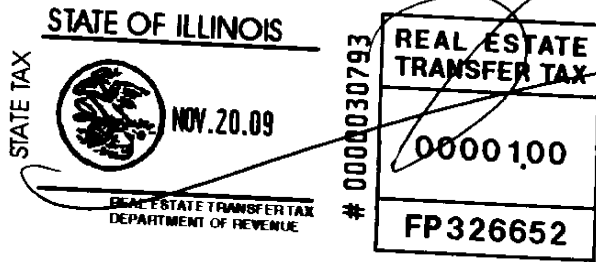
By: *Julie Burr*  
Julie Burr, Authorized Member

Attest:

By: *Denise Kummer*  
Denise Kummer  
Printed Name

STATE OF NEW YORK

COUNTY OF Suffolk



Before me, a Notary Public in and for said County and State, personally appeared Julie Burr, Authorized Member of HomeSolutions Properties, LLC, a Florida Limited Liability Company, acknowledged the execution of the foregoing ~~Quit Claim~~ SPECIAL WARRANTY Deed and who, stated that the representations therein contained are true.

Witness my hand and Notarial Seal the 5th day of November, 2009.

Signature: Adam Zeller

Printed: Adam Zeller, a Notary Public

Residing in Suffolk County, New York

My commission expires: 10/31/2013

Grantor Address: 158 Old Winkle Point, Northport, NY 11768

Grantee Address: 161 East Chicago Avenue, #37F, Chicago, IL 60611

**ADAM ZELLER**  
Notary Public, State of New York  
No. 01ZE5015943  
Qualified in Suffolk County  
Commission Expires October 31, 2013

Grantor(s) Name, Address, Phone:  
HomeSolutions Properties, LLC  
158 Old Winkle Point  
Northport, NY 11768  
631-239-1408

Grantee(s) Name, Address, Phone:  
Andrew Ortony  
161 East Chicago Avenue, 37F  
Chicago, IL 60611

SEND TAX STATEMENTS TO GRANTEE

# UNOFFICIAL COPY

COUNTY - ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_ SECTION 4, REAL  
ESTATE TRANSFER ACT.

DATE: 11-9-09

Judith Gallean  
Buyer, Seller or Representative

**Grantor(s) Name, Address, Phone:**  
HomeSolutions Properties, LLC  
158 Old Winkle Point  
Northport, NY 11768  
631-239-1408

**Grantee(s) Name, Address, Phone:**  
Andrew Ortony  
161 East Chicago Avenue, 37F  
Chicago, IL 60611

↑  
**SEND TAX STATEMENTS TO GRANTEE**

Office of Cook County Clerk's Office