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Chicago Title Insurance Company

SPECIAL WARRANTY DEED (Corporation to Individual)



0934912100

Doc#: 0934912100 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/15/2009 10:44 AM Pg: 1 of 3

TICOR 647718

THIS INDENTURE, made this 2 day of December, 2009, between AURORA LOAN SERVICES LLC, ASSIGNEE OF THE CIT GROUP CONSUMER FINANCE, INC., a corporation duly authorized to transact business in the State of Illinois, party of the first part, and STEVEN MCDONALD, party of the second part.

a married man

(GRANTEE'S ADDRESS) 8140 SOUTH BRANDON AVENUE, CHICAGO, ILLINOIS 60617

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration 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 LEGAL DESCRIPTION.

SUBJECT TO:

- a) all easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portions of the herein described property (hereinafter, the "Property");
- b) all valid oil, gas and mineral rights, interest 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;
- c) 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 portions of the Property, but only to the extent that same are still in effect;
- d) all presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portions thereof;
- e) ad valorem taxes, fees and assessments, if any, for the current year to be prorated, and all prior and subsequent years, the payment of which Grantor assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to changes in land usage (including, but not limited to, the present or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- f) any conditions that would be revealed by a physical inspection and survey of the Property.

Permanent Real Estate Index Number(s): 21-31-224-037-0000

Address(es) of Real Estate: 8140 SOUTH BRANDON AVENUE, CHICAGO, ILLINOIS 60617

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 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.

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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 incumbered 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, **WILL WARRANT AND FOREVER DEFEND.**

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

AURORA LOAN SERVICES LLC
ASSIGNEE OF THE CITI GROUP/CONSUMER
FINANCE, INC

By *Rubel [Signature]*



STATE OF COLORADO, COUNTY OF ARAPAHOE ss.

DOUGLAS

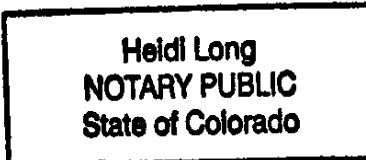
I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that the above signed, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their 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 official seal, this 2 day of December, 2009.

Heidi Long [Signature] (Notary Public)

Prepared By: Law Offices of Renee Meltzer Kalman, P.C.
20 N. Clark Street, Suite 2450
Chicago, Illinois 60602

Mail To: STEVEN McDONALD
P.O. BOX 5663
RIVER FOREST, IL 60305



My Commission Expires Dec 15, 2012

Name & Address of Taxpayer:

STEVEN McDONALD
824 N. TAYLOR
OAK PARK, IL 60302

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TICOR TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE

ORDER NO.: 2000 000647718 CH

SCHEDULE A (CONTINUED)

YOUR REFERENCE: 8140 S BRANDON AVE

EFFECTIVE DATE: November 9, 2009

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:
LOT 32 IN BLOCK 1 IN MEEKER'S ADDITION OF HYDE PARK, SUBDIVISION OF THE SOUTH EAST
1/4 OF THE NORTHEAST 1/4 (EXCEPT THE WEST 25 FEET THEREOF) OF SECTION 31, TOWNSHIP 38
NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CITY OF CHICAGO



DEC. 11. 09

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0008400
FP 102803

000012475

STATE OF ILLINOIS



DEC. 11. 09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0000800
FP 102809

0000062479

COOK COUNTY
REAL ESTATE TRANSACTION TAX



DEC. 11. 09

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0000400
FP 326707

0008002478