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FIRST AMERICAN TITLE order #

1997446

1 of 1



0936441074

SPECIAL WARRANTY DEED

Doc#: 0936441074 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/30/2009 12:47 PM Pg: 1 of 4

Mail to:

James Larson

c/o Larson & Assoc.

230 W. Monroe - #2220

Chicago, IL 60606

Grantees Address and

Send subsequent

tax bills to:

JAN AUSTIN

1219 E 53RD ST
CHICAGO, IL 60615

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this 13 day of October, 2009, between GRP LOAN, LLC., a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and JAN AUSTIN, an unmarried person, individually, party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) 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 GRANT, SELL, CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all the following described real estate, situated in the County of COOK and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise 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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

P.I.N. (S): 25-21-120-023-0000

ADDRESS(ES): 11320 SOUTH PARNELL AVENUE, CHICAGO, IL 60628

16181

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Property of Cook County Assessor's Office

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 DEC. 21.09
 # 000000988
 REAL ESTATE TRANSFER TAX
 0001800
 FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 DEC. 21.09
 # 000000978
 REAL ESTATE TRANSFER TAX
 0000900
 FP 103028

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 CITY TAX
 DEC. 21.09
 # 0000007860
 REAL ESTATE TRANSFER TAX
 0018900
 FP 102812

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its (Office) Vice-President, (Name) Douglas Lombardo and attested to by its (Office) Secretary, (Name) Robert Farrington, the day and year first above written.

BY: GRP LOAN, LLC.

By: *Douglas Lombardo* Attest: *Robert B. Farrington*
Douglas Lombardo, Vice President Robert B. Farrington, Secretary

State of New York)
) SS.
County of Westchester)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Douglas Lombardo, personally known to me to be a Vice-President of GRP Loan, LLC. and Robert Farrington, personally known to me to be a Secretary of said company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said company, as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

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

NATALIE GAROFALO
Notary Public, State of New York
No. 01GA6119252
Qualified in Bronx County
Commission Expires November 29, 2012

Natalie Garofalo
Notary Public

My commission expires on _____, 20____.

This instrument was prepared by Russell C. Wirbicki, 33 W. Monroe St., Suite 1140, Chicago, IL 60603.

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 9 AND THE NORTH 1/2 OF LOT 10 IN BLOCK 20 IN SHELDON HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 25-21-120-023-0000 Vol. 0467

Property Address: 11320 South Parnell Avenue, Chicago, Illinois 60628

Property of Cook County Clerk's Office