

# UNOFFICIAL COPY



1000805110

**PREPARED BY:**  
Codilis & Associates, P.C.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

Doc#: 1000805110 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/08/2010 11:08 AM Pg: 1 of 2

**MAIL TAX BILL TO:**  
Carrie G. Cox  
2225 W. Highland  
Unit 3W  
Chicago, IL 60659  
**MAIL RECORDED DEED TO:**

~~Carrie G. Cox~~  
Ami J. Ospina  
3703 W. Irving Park  
Chicago, IL 60619

080297303807

## SPECIAL WARRANTY DEED

2

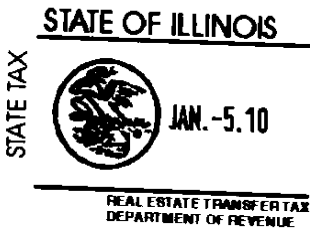
THE GRANTOR, Homesale, Inc, a corporation organized and existing under the laws of the State of Delaware, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Carrie G. Cox of 5003 N Ashland Ave #1W Chicago, IL 60640-2833, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 2225-3W, IN THE HIGHLAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0030068516, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

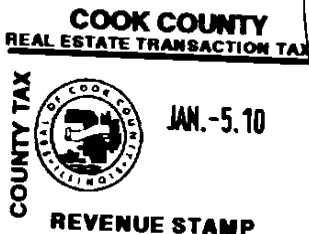
14-06-104-017-1013  
(14-06-104-001 - underlying)  
2225 W. Highland Avenue Unit #3W, Chicago, IL 60659

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

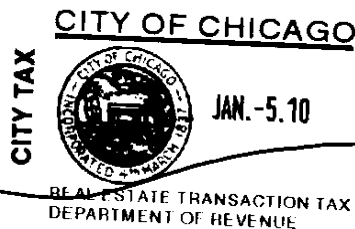
Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Rd., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department



# 0000031476  
REAL ESTATE TRANSFER TAX  
0005400  
FP326652



# 0000046358  
REAL ESTATE TRANSFER TAX  
0002700  
FP326665



# 0000000750  
REAL ESTATE TRANSFER TAX  
0056700  
FP326650

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Special Warranty Deed - Continued

Dated this 27th Day of November 2009

Homesales, Inc.  
LPS Asset Management Solutions, Inc.  
as attorney in fact.

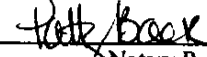
By

  
**Dawn Avery, AVP**

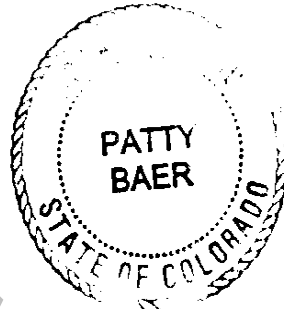
STATE OF Colorado )  
  ) SS.  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Dawn Avery AVP, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 27th Day of November 2009

  
Notary Public  
My commission expires: 10/21/10

Exempt under the provisions of \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date \_\_\_\_\_  
Agent.



My Commission Expires \_\_\_\_\_

Property of Cook County Clerk's Office