



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

Doc#: 1001441056 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/14/2010 10:59 AM Pg: 1 of 4

MAIL TAX BILL TO:  
SNL Realty, LLC  
833 W. CHICAGO #403  
CHICAGO, IL 60642

MAIL RECORDED DEED TO:  
SNL Realty, LLC  
LAW OFFICE OF REEGAN  
4141 W. PETERSON #404  
CHICAGO, IL 60646

SPECIAL WARRANTY DEED

THE GRANTOR, Homesales, Inc., a corporation organized and existing under the laws of the State of \_\_\_\_\_, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to SNL Realty, LLC, \_\_\_\_\_ of 833 W Chicago Ave Chicago, IL 60606-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 9 IN BLOCK 2 IN TEMPLETON'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. *zc*

20-32-317-030  
8520 S. Bishop Street, Chicago, IL 60620

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.

Dated this 4th Day of Dec. 2009

COOK COUNTY TITLE order # 2013660  
1001

By


Homesales Inc  
*[Signature]*  
Tony Huynh  
Asst. Vice President

# UNOFFICIAL COPY

Property of Cook County

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 JAN. 11. 10


STATE TAX



00000357  
 REAL ESTATE TRANSFER TAX  
 00037.00  
 FP 103027

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 JAN. 11. 10

COUNTY TAX




REVENUE STAMP

00000372  
 REAL ESTATE TRANSFER TAX  
 0001250  
 FP 103028

CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 JAN. 11. 10

CITY TAX



00000191  
 REAL ESTATE TRANSFER TAX  
 00388.50  
 FP 102812

Office

# UNOFFICIAL COPY

Special Warranty Deed - *Continued*

STATE OF California )  
                                  San Diego ) SS.  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Tony Huynh - AJP, 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 4th Day of December 2009

\_\_\_\_\_  
Notary Public  
My commission expires: APR 08 2010

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



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## ALTA STATEMENT

Commitment to Insure Title No. \_\_\_\_\_

The Owner/Seller and Purchaser certify to First American Title that, with respect to the land described in the above Commitment to Insure Title, and to their best knowledge and belief:

1. Within the last six (6) months: (a) no labor, services, or materials have been furnished to improve the land, or to rehabilitate, repair, refurbish, or remodel the building(s) situated on the land; (b) nor have any goods, chattels, machinery, apparatus, or equipment been attached to the land or building(s) thereon, as fixtures; (c) nor have any contracts been let for the furnishing of labor, service, materials, machinery, apparatus, or equipment that are to be completed subsequent to the date hereof; (d) nor have any notices of lien been received, except the following, if any:  
NONE

2. There are no open mortgages, revolving credit mortgages, line of credit mortgages, home equity loan mortgages, or other voluntary liens or mortgages on title, other than those shown on Schedule B of the Commitment to Insure Title, except the following, if any:  
NONE

3. All management fees are fully paid, except the following, if any: \_\_\_\_\_  
NONE

4. There are no unrecorded security agreements, leases, financing statements, chattel mortgages, or conditional sales agreements regarding any appliances, equipment or chattels that have or are to become attached to the land or any improvements thereon as fixtures, except the following, if any: \_\_\_\_\_  
NONE

5. There are no unrecorded contracts or options to purchase the land, except the following, if any: \_\_\_\_\_  
NONE

6. There are no unrecorded leases, easements, or other servitudes to which the land or building, or portions thereof, are subject, except the following, if any: \_\_\_\_\_  
NONE

7. If the land is "commercial real estate," as defined per statute, there are no written agreements with any "broker," nor has anyone provided licensed services that resulted in the procuring of a person or entity for the purpose of buying, selling, leasing, subleasing, or otherwise conveying or acquiring any interest in the land, except the following, if any: \_\_\_\_\_  
N/A

Any person or entity signing this Statement who is also the mortgagor in a mortgage to be insured under a Mortgagee Policy to be issued pursuant to the above Commitment to Insure Title certifies that the mortgage and the principal obligations it secures are good and valid and free from all defenses; that any person purchasing the mortgage and obligations it secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited; and that this certification is made for the purpose of better enabling the holder or holders, from time to time, of the mortgage and obligations to sell, pledge or otherwise dispose of the same freely at anytime, and to insure the purchasers of pledgee thereof against any defenses thereto by the mortgagor or the mortgagor's heirs, personal representatives, or assigns.

The Owner/Seller and the Purchaser make this Statement for the purpose of inducing First American Title to issue Owner and Mortgagee Title Insurance Policies with respect to the land described in the above Commitment to Insure Title.

Dated: 12/9/09  
Owner/Seller

Purchaser

Notary  
Subscribed and sworn to before me this  
9 Day of December 2009  
(Day) (Month) (Year)  
Notary Public

Notary  
Subscribed and Sworn Before me this  
Day of \_\_\_\_\_  
(Day) (Month) (Year)  
Notary Public

### LENDER'S DISBURSEMENT STATEMENT

The Lender hereby certifies to First American Title that on the \_\_\_\_\_ day of \_\_\_\_\_, 2009, complete and the final disbursement of the proceeds of the loan secured by the mortgage to be insured pursuant to above Commitment to Insure Title was made to or on the order of the mortgagor's; and that the Lender has no knowledge nor does the Lender require that the proceeds of the loan are to be used to pay for labor and material in the making of future improvements or repairs on the land described in the mortgage or upon any building located thereon. First American Title is authorized and directed to issue its Mortgage Title Insurance Policy as of the date no earlier than the date of the completed and final disbursement set forth above.

Lender: \_\_\_\_\_  
By: \_\_\_\_\_  
Loan No.: \_\_\_\_\_

