

# UNOFFICIAL COPY

Prepared by:

Gregory A. Fishman, Esq.  
Greenberg Traurig LLP  
77 W. Wacker Drive, Suite 3100  
Chicago, Illinois 60601

~~After Recd.~~

Richard C. Jones, Jr., Esq.  
Jones & Jacobs  
77 W. Washington Street, Suite 2100  
Chicago, Illinois 60602



Doc#: 1001455089 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/14/2010 02:08 PM Pg: 1 of 4

(For Recorder's Use Only)

MAIL TO:  
LAKESHORE TITLE AGENCY  
1301 E. HIGGINS RD  
ELK GROVE VILLAGE, IL 60007  
09/16920

## SPECIAL WARRANTY DEED

Pin: 29-25-216-006

THIS SPECIAL WARRANTY DEED is made this 14 day of December, 2009, by Residential Loan Centers of America, Inc., an Illinois corporation, having an address of P.O. Box 7098, Deerfield, IL 60015 ("Grantor"), to CenTrust Bank, N.A., a national banking association, having an address of 385 Waukegan Road, Northbrook, IL 60062 ("Grantee").

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto Grantee, all of Grantor's interest in that certain real property located in Cook County, Illinois, and particularly described on Exhibit A attached hereto (the "Property").

This conveyance is made and accepted subject to (1) all matters of record in the Office of the Cook County Recorder of Deeds affecting the Property, but only to the extent that they are still effective and in force, and (2) all matters that an accurate survey or inspection of the Property would show (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

This is a deed in lieu of foreclosure pursuant to Section 15-1401 of the Illinois Mortgage Foreclosure Law, and accordingly, this transaction is exempt under Section 31-45(1) of the Illinois Real Estate Transfer Tax Law and Paragraph 13, of Section 74-106, of the Cook County Real Property Transfer Tax Ordinance.

12/18/09  
Date

[Signature]  
Signature of Grantor

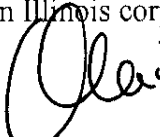
3x6  
44

RLCA / CenTrust - Special Warranty Deed

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered as of the day and year first above written.

RESIDENTIAL LOAN CENTERS OF AMERICA,  
INC., an Illinois corporation

By:   
 Name: SAM PREIS  
 Title: VP

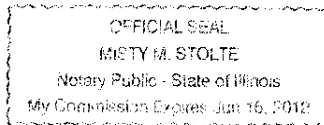
STATE OF ILLINOIS           )  
   ) ss  
 COUNTY OF COOK           )

I, Misty M. Stolte, a Notary Public in and for said County, in the State  
 aforesaid DO HEREBY CERTIFY that Sam H. Preis, who is personally  
 known to me to be the same person whose name is subscribed to the foregoing instrument,  
 appeared before me this day in person and severally acknowledged that he signed and delivered  
 the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 10th day of December, 2009

  
 Notary Public

Commission expires: 6/16/2012



# UNOFFICIAL COPY

EXHIBIT A

PROPERTY

Legal Description:

LOT 74 IN PARKSIDE ESTATES - UNIT 4 BEING A RESUBDIVISION IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 30, 1998 AS DOCUMENT NO. 98353562, IN COOK COUNTY, ILLINOIS

Commonly Known As: 17310 S. Sterling Court, South Holland, IL 60473

PIN: 29-25-216-056

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

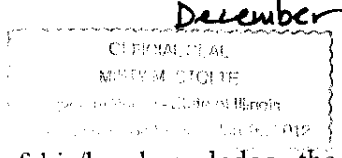
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: ~~November~~ <sup>December</sup> 18<sup>th</sup>, 2009

Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said affiant this 18<sup>th</sup> day of ~~November~~ <sup>December</sup>, 2009.

Notary Public Misty M. Stolte  
Commission Expires 6/16/2012



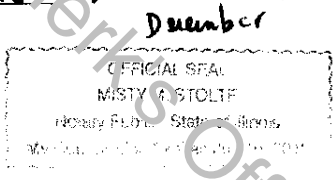
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquired and hold title real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: ~~November~~ <sup>December</sup> 18<sup>th</sup>, 2009

Signature Andrew V. Harmon  
Grantee or Agent

Subscribed and sworn to before me by the said affiant this 18<sup>th</sup> day of ~~November~~ <sup>December</sup>, 2009.

Notary Public Misty M. Stolte  
Commission Expires: 6/16/2012



Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.