

UNOFFICIAL COPY

SPECIAL
WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)



Doc#: 1001935106 Fee: \$66.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/19/2010 12:05 PM Pg: 1 of 4

FIRST AMERICAN TITLE
FILE # 1919998 10F1

Above Space for Recorder's use only

LIQUIDATION PROPERTIES, INC. duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to ~~██████████~~ GRABIEC

HENRYK

(Name and Address of Grantee)

the following described Real Estate situated in the County of COOK in the state of Illinois, to wit:
LOT 47 (EXCEPT THE SOUTH 60 FEET THEREOF AND EXCEPT THE NORTH 30 FEET THEREOF) IN COLLINS AND GAUNTLETT'S FIRST GARDEN SUBDIVISION IN THE E 1/2 OF FRACTIONAL SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

EASEMENT FOR INGRESS, EGRESS AND UTILITY FOR THE BENEFIT OF PARCEL 1 OVER THE EAST 14 FEET OF LOT 47 (EXCEPT THE SOUTH 60 FEET THEREOF) IN COLLINS AND GAUNTLETT'S FIRST GARDEN SUBDIVISION IN THE E 1/2 OF FRACTIONAL SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS, AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY EUGENIUSZ MIKULA DATED MAY 17, 2006 AND RECORDED MAY 23, 2006 AS DOCUMENT 0614310103.

This conveyance and the warranties contained herein are hereby expressly made subject to general real estate taxes not yet due and payable, special taxes and assessments, building lines, use or occupancy restrictions, conditions and covenants of record, zoning laws and ordinances, public and utility easements, public roads and highways, drainage ditches, feeders, laterals and drain tile, pipe or other conduit, party well rights and agreements.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

Permanent Real Estate Index Number(s): 12-24-415-041-0000 VOL. 0315

Address(es) of Real Estate: 3459 OCONTO, CHICAGO, ILLINOIS, 60634

C.J.
4

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STATE OF ILLINOIS
 STATE TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 JAN. 13. 10

REAL ESTATE TRANSFER TAX
00360.00
FP 103027

000000000

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP
 JAN. 13. 10

REAL ESTATE TRANSFER TAX
00180.00
FP 103028

025000000

CITY OF CHICAGO
 CITY TAX
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 JAN. 13. 10

REAL ESTATE TRANSFER TAX
03780.00
FP 102812

0000008222

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its REO Asset Manager, this 4th day of NOVEMBER, 2009.

LIQUIDATION PROPERTIES, INC.
BY AMERICAN HOME MORTGAGE
SERVICING INC. AS ATTORNEY IN FACT



By [Signature]
AS Kevin McCrea
REO Asset Manager

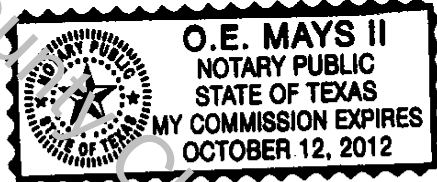
State of TEXAS
County of DALLAS

O.E. Mays II

On 11/4/09 before me, _____, personally appeared Kevin McCrea as REO Asset Manager, for American Home Mortgage Servicing, Inc. under power of attorney for LIQUIDATION PROPERTIES, INC. who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature] (Seal)
My Commission Expires: 10-10-12



This instrument was prepared by ANGELICA J. NORRIS, 55 EAST CRYSTAL LAKE AVE., CRYSTAL LAKE, ILLINOIS, 60014

SEND SUBSEQUENT TAX BILLS TO:
HENRYK GRABIEC
3459 N. OCONTO
CHICAGO, IL 60634

SEND RECORDED DEED TO:
JOHN KUMOR - KUMOR+HIPPLE, P. C.
7642 W. BELMONT
CHICAGO, IL 60634

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL ONE:

LOT 47 (EXCEPT THE SOUTH 60 FEET THEREOF AND EXCEPT THE NORTH 30 FEET THEREOF) IN COLLINS AND GAUNTLETT'S FIRST GARDEN SUBDIVISION IN THE E 1/2 OF FRACTIONAL SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

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Permanent Index #'s: 12-24-415-041-0000 Vol.0315

Property Address: 3459 North Oconto, Chicago, Illinois 60634

Cook County Clerk's Office