



1003340028



Chicago Title Insurance Company

SPECIAL WARRANTY DEED
(Corporation to Individual)

Doc#: 1003340028 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/02/2010 10:12 AM Pg: 1 of 4

Property of Cook County Clerk's Office

THIS INDENTURE, made this 10 day of **JANUARY**, 2009 between **AURORA LOAN SERVICES, LLC.**, duly authorized to transact business in the State of **JANUARY**, party of the first part, and **SELVYN CALIX AND NORMA CALIX**, party of the second part, (**GRANTEE'S ADDRESS**) 3448 W. 66TH STREET, CHICAGO, Illinois 60629.

As Joint Tenants

WITNESSETH, that the said party of the first part, for and in consideration of the sum of **TEN & 00/100 DOLLARS**, and other good and valuable consideration 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 **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, **FOREVER**, all the following described land, situate in the County of **COOK** and State of **Illinois** known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

- a) all easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portions of the herein described property (hereinafter, the "Property");
- b) all valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- c) all restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other liens of record in any county in which any portion of the Property is located, pertaining to any portions of the Property, but only to the extent that same are still in effect;
- d) all presently recorded instruments (other than liens and conveyances by, through or under the grantor) that affect the Property and portions thereof;
- e) ad valorem taxes, fees and assessments, if any, for the current year to be prorated, and all prior and subsequent years, the payment of which Grantor assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to changes in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- f) any conditions that would be revealed by a physical inspection and survey of the Property.

Permanent Real Estate Index Number(s): 19-23-221-021-0000

Address(es) of Real Estate: 3448 WEST 66TH STREET, CHICAGO, Illinois 60629

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

TICOR TITLE

645445
17J

BOX 15

104

UNOFFICIAL COPY

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, **WILL WARRANT AND FOREVER DEFEND.**

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its _____, and attested by its _____, the day and year first above written.

AURORA LOAN SERVICES, LLC.

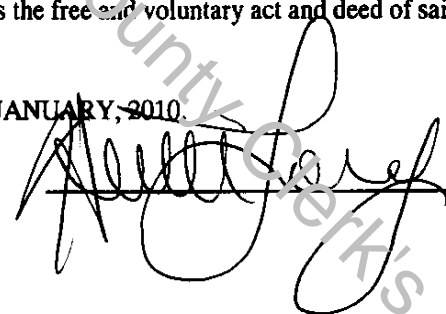
By 



STATE OF COLORADO, COUNTY OF DOUGLAS ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that above signed, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

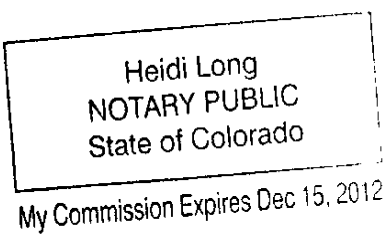
Given under my hand and official seal, this 4 day of JANUARY, 2010.

 (Notary Public)

Prepared By: Renee Meltzer Kalman
20 N. Clark St. Suite 2450
Chicago, Illinois 60602

Mail To:
SELVYN CALIX AND NORMA CALIX
~~3448 W. 66TH STREET~~ 3325 W 66th Pl
~~CHICAGO, Illinois 60629~~ Chicago, IL 60629

Name & Address of Taxpayer:
SELVYN CALIX AND NORMA CALIX
~~3448 WEST 66TH STREET~~
~~CHICAGO, Illinois 60629~~




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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JAN. 27. 10


REVENUE STAMP

0000002843

REAL ESTATE TRANSFER TAX
00027.50
FP326707

CITY OF CHICAGO

CITY TAX



JAN. 27. 10


REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000012806

REAL ESTATE TRANSFER TAX
00577.50
FP 102803

STATE OF ILLINOIS

STATE TAX



JAN. 27. 10

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000002846

REAL ESTATE TRANSFER TAX
00055.00
FP 102809

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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000645445 CH

STREET ADDRESS: 3448 W 66TH ST

CITY: CHICAGO

COUNTY: COOK COUNTY

TAX NUMBER: 19-23-221-021-0000

LEGAL DESCRIPTION:

LOT 54 AND THE WEST 1/2 OF LOT 55 IN BLOCK 11 IN JOHN F. EBERHART SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office