

2nd

UNOFFICIAL COPY



SPECIAL WARRANTY DEED
(CORPORATION TO CORPORATION)

Doc#: 1005418100 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/23/2010 05:04 PM Pg: 1 of 5

MAIL TO:
FREEDOM MORTGAGE CORPORATION
907 PLEASANT VALLEY AVENUE SUITE 3
MT. LAUREL, NJ 08054

NAME AND ADDRESS OF TAXPAYER:
FREEDOM MORTGAGE CORPORATION
907 PLEASANT VALLEY AVENUE SUITE 3
MT. LAUREL, NJ 08054

THIS INDENTURE, made this 22nd day of October, 2009, between GRANTOR (S), HOMESALES INC., a corporation organized and existing under the laws of the United States of America with it's principal office and place of business located at III E. WISCONSIN AVENUE, MILWAUKEE, WI 53202, and duly authorized to transact business in the State of _____, party of the first part and, FREEDOM MORTGAGE CORPORATION, in the State of _____, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) 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 _____ of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to _____ heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, and State of Illinois, known and described as follows, to wit:

UNIT NO. GW IN 2314 WEST FARWELL CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 3 IN KENNETT'S SUBDIVISION OF THE EAST 367 FEET OF THE SOUTH HALF OF LOT 2 IN SMITH'S ADDITION TO ROGERS PARK, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 11, 2006 AS DOCUMENT NUMBER 0622310103, TOGETHER WITH AND UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Together with all and 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 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 party of the second party, _____ heirs and assigns forever, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that

C.F.
4/1/06

\$54.00

5 pages

UNOFFICIAL COPY

the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, WILL WARRANTY AND DEFEND, subject to :

Any outstanding general real estate taxes, any special assessments; 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.

Permanent Index No: 11-31-117-029-1002
(11-31-117-009 UNDERLYING)

Property Address: 2314 W. FARWELL AVENUE UNIT GW, CHICAGO, IL 60645

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Vice Pres Secretary, the day and year first above written.

HOMESALES INC.

BY:

Geri McAdams
Vice President Geri McAdams
Vice President

ATTEST:

Alison Barrick
VICE PRESIDENT
Alison Barrick

STATE OF Ohio)
) SS
COUNTY OF Franklin

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Geri McAdams, personally known to me to be the Vice President of Homesales inc, a corporation and Alison Barrick personally known to me to be the Vice President of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Vice President and Vice President, 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 _____ 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.

UNOFFICIAL COPY

Given under my hand and notary seal, this 22 day of October, 2009.



LAUREN M. KULICK
Notary Public, State of Ohio
My Commission Expires Oct. 2, 2010

Lauren M. Kulick Notary Public
aka Lauren M. Kulick
My commission expires 10/2/2010

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provisions of CH. 35 ILCS

Paragraph 10/17 Section 4,

Real Estate Transfer Act

Date: 2-8-2010

Prepared by:

Codilis & Associates, P.C.

15W030 North Frontage Road

Burr Ridge, IL 60527

Our File: 14-07-D865

Signature: Jae [Signature]

ACTUAL CONSIDERATION IS LESS THAN \$100.00

Grantee Contact: Ellen Mead- Freedom Mortgage Corporation

P.O. Box 8001

Fishers, IN 46038

317-537-3107

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

State of ~~Illinois~~ New Jersey } PLAT ACT AFFIDAVIT
 } SS.

County of _____

Freedom Mortgage Corporation being duly sworn on oath, states that _____ resides at _____ That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 - OR -
 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

A. [Signature] CFO

SUBSCRIBED and SWORN to before me

this 10th day of January, 2010.

Colleen Eckert

Colleen Eckert
 My Notary Expires
 April 6, 2014

UNOFFICIAL COPY

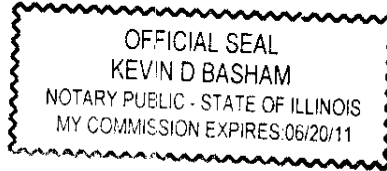
STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his 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 1/15/10 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____ this 15 day of January

Notary Public [Signature]



The grantee or his agent affirms that, to the best of his 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 1/15/10 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____ this 15 day of January

Notary Public [Signature]



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

(Attach to deed or AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.