

# UNOFFICIAL COPY



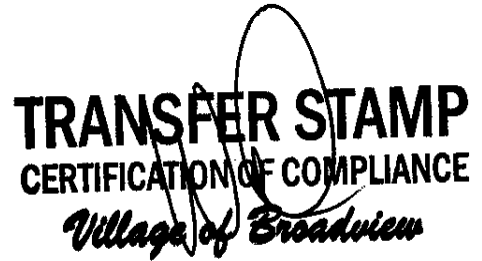
**SPECIAL WARRANTY DEED**  
(Corporation to Individual)  
(Illinois)

Doc#: 1007646006 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/17/2010 10:50 AM Pg: 1 of 3

THIS AGREEMENT, made this 24 day of February, 2010, between AURORA LOAN SERVICES, LLC, a corporation created and existing under and by virtue of the laws of the State of DE and duly authorized to transact business in the State of Illinois, as GRANTOR, and JEANNINE RYCHLICKI

227 N 3rd Ave, Broadview, IL 60153  
(Name and Address of Grantee)

as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), 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 GRANTEE(S), and to her 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:



THE SOUTH 50 FEET OF THE NORTH 250 FEET OF LOT 47 IN BROADVIEW, A SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainders and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the GRANTOR, 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 GRANTEE(S), her heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), her 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 encumbered or charged.

Permanent Real Estate Numbers: 15-22-207-006-0000

Address of the Real Estate: 2247 S. 10TH AVE., BROADVIEW, IL 60155

17  
Floor  
Level

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Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

(1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

(2) All valid oil, gas and mineral rights, interests 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;

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning or usage ordinances, municipal / building violations and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

(4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

(5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) 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

(6) Any conditions and tenancies that would be revealed by a physical inspection and survey of the Property as of the date of closing.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its \_\_\_\_\_, and, if applicable, to be attested by its \_\_\_\_\_, the day and year first above written.

AURORA LOAN SERVICES, LLC.  
BY LPS ASSET MANAGEMENT SOLUTIONS, INC., AS  
ATTORNEY IN FACT

By \_\_\_\_\_

**Norma J. Dudgeon, AVP**

Attest: \_\_\_\_\_

**Dawn Avery, AVP**

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

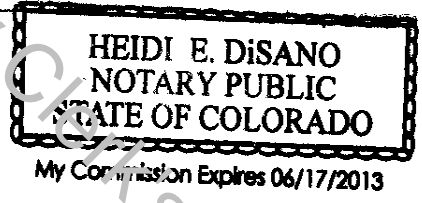
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STATE OF Colorado  
COUNTY OF Jefferson ss.

I, Heidi Di Sano, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Norma J. Dudgeon, AVP, personally known to me to be the FACT FOR AURORA LOAN SERVICES, LLC., a \_\_\_\_\_ corporation, and Down Avery, AVP, personally known to me to be the \_\_\_\_\_ 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 \_\_\_\_\_ and \_\_\_\_\_, they signed and delivered the said instrument, 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 24 day of February, 2010.

Notary Public Heidi Di Sano  
Commission Expires \_\_\_\_\_



MAIL TO:


PAUL J. SKRYD  
8933 W. CERMAK RD.  
NORTH RIVERSIDE, IL.  
60546

SEND SUBSEQUENT TAX BILLS TO:

JEANNINE RYCHLICKI  
2247 S. 10TH AVE.  
BROADVIEW, IL. 60155

STATE TAX

STATE OF ILLINOIS



MAR. 17. 10


# 0000009391

REAL ESTATE TRANSFER TAX
0005200
FP 103036

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX



MAR. 17. 10

# 0000009304

REAL ESTATE TRANSFER TAX
0002600
FP 103047

REVENUE STAMP