

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED GENERAL

CTIS15114170 KF  
210007468AH



Doc#: 1007735124 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/18/2010 12:36 PM Pg: 1 of 3

Property of Cook County Clerk's Office

THE GRANTOR(S), Aurora Loan Services, LLC, of the city of \_\_\_\_\_, County of \_\_\_\_\_, Commonwealth of \_\_\_\_\_, for and in consideration of Ten Dollars (\$10.00) in hand paid, remise(s), release(s), alien(s), and convey(s) to, MANUEL SERRANO and GUADALUPE SERRANO husband (Grantee's Address) Wife not a partner in common but joint tenants, of the County of \_\_\_\_\_, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

(SEE ATTACHED)

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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, except as herein recited, and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the following:

**SUBJECT TO:** Property and Title taken AS IS condition, Seller makes no representations or Warranties of any kind or nature, other than Seller's right to transfer title hereunder, subject to general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

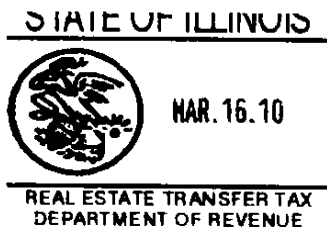
Permanent Real Estate Index Number(s): 30-20-306-007-0000  
Address of Real Estate: 1487 S. Lincoln Ave., Calumet City, IL 60409  
Dated this 26<sup>th</sup> day of February, 20 10

Danielle Washburn  
Grantor **Danielle Washburn, AVP**

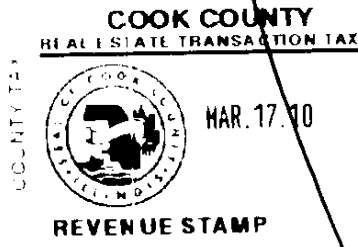
\_\_\_\_\_  
Grantee

Aurora Loan Services, LLC, by LPS ASSET MANAGEMENT SOLUTIONS, INC AS ATTORNEY IN FACT

\_\_\_\_\_  
Grantee



0000000507	REAL ESTATE TRANSFER TAX
0000000000	00025.00
#	FP 103032



00000000507	REAL ESTATE TRANSFER TAX
0000000000	00012.50
#	FP 103034

**BOX 333-CT** *30B*

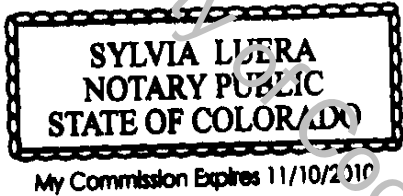
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STATE OF Colorado, COUNTY OF Jefferson ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT  
**Danielle Washburn, AVP** <sup>LPS Asset Management Solutions, Inc.,</sup> **as attorney in fact**

personally known to me to be the person(s) whose name(s) IS subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that She signed, sealed, and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 26<sup>th</sup> day of February 2010



[Signature] (Notary Public)

Prepared By:

The Law Offices of Mantzschender  
400W Dundee  
Buffalo Grove IL 60089

Mail To:

Ariel Vabos  
1914 S Ashland  
Chicago IL 60608

Name and Address of Taxpayer/Address of Property:

Manuel Serrano  
1487 S Lincoln Ave  
Calumet City IL 60409

**REAL ESTATE TRANSFER TAX**  
**39076** <sup>288</sup>  
 3/4/10  
Calumet City • City of Homes \$ 100.00

**REAL ESTATE TRANSFER TAX**  
**39082** <sup>03/4/10</sup>  
 5  
Calumet City • City of Homes \$ 100.00

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## EXHIBIT A - LEGAL DESCRIPTION

LOT 14 IN BLOCK 5 IN GOLD COAST ADDITION, A SUBDIVISION OF PART OF LOT 11 IN PLAT OF PARTITION BETWEEN THE HEIRS OF HANS JOHANN SCHRUMM IN SECTIONS 20 AND 29, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County  
COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_ Clerk's Office