

**UNOFFICIAL COPY**



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

Doc#: 1007833091 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/19/2010 10:57 AM Pg: 1 of 3

THIS AGREEMENT, made this 5<sup>th</sup> day of November, 2009, 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 VANESSA ARGUELLES

\_\_\_\_\_  
(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:

LOT 271 IN EDGINGTON PARK, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, 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, remainder 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: 13-34-109-009-0000

Address of the Real Estate: 2235 N. KILPATRICK, CHICAGO, ILLINOIS, 60639

*l of*

TICOR TITLE 647088

*3/19*

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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 wp, and, if applicable, to be attested by its wp the day and year first above written.

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

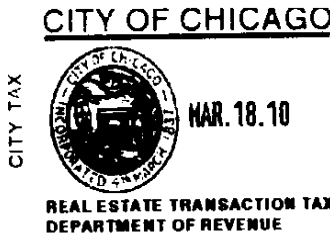
By Norma J. Dudgeon, AVP

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.



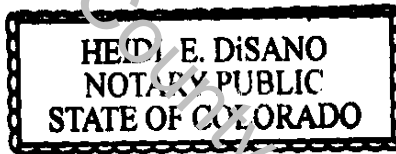
REAL ESTATE TRANSFER TAX
0105000
# 0000013254
FP 102803

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 AVP of LPS ASSET MANAGEMENT SOLUTIONS INC., AS ATTORNEY IN FACT FOR AURORA LOAN SERVICES, LLC, a Colorado corporation, and Down Avery, AVP, personally known to me to be the AVP 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 AVP and AVP, 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 5 day of November, 2009.

Notary Public

Commission Expires 06/17/2013



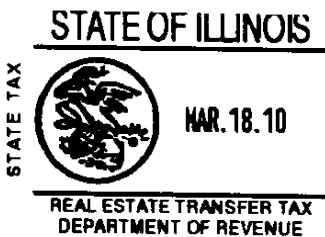
My Commission Expires 06/17/2013

MAIL TO:

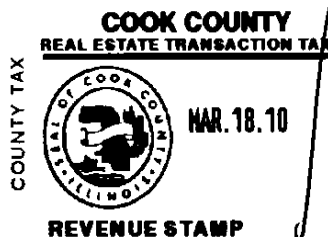
Tan Berliner  
53 W. Jackson Blvd, #1403  
Chicago, IL 60604

SEND SUBSEQUENT TAX BILLS TO:

Vanessa Arguelles  
2235 N. Kinross Ave.  
Chicago, IL 60639



REAL ESTATE TRANSFER TAX
0010000
# 000003379
FP 102809



REAL ESTATE TRANSFER TAX
0005000
# 000003375
FP326707