

UNOFFICIAL COPY



Doc#: 1008226337 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/23/2010 01:57 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INSTRUMENT, made this 22nd day of January, 2010 between HOMESALES, INC., party of the first part, and STARDOM CAPITAL, LLC, an Illinois Limited Liability Company, party of the second part.
Series 4049 W. Van Buren

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 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, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

Lot 5 in Block 1 in Frank Wells and Company's Colorado Subdivision, being a Subdivision of the North 1/2 of the East 1/2 of the South 1/2 of the West 1/2 of the South 20 acres of the East 1/2 of the Northeast 1/4 of Section 15, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: covenants and restrictions of record, general taxes for the year 2009 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2009.

Grantor covenants that it is seized and possessed of the said land and has 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.


Permanent Real Estate Index Number: 16-15-227-005-0000
Address of Real Estate: 4049 West Van Buren St., Chicago, IL 60624
Loan Number: FRS#633803 REO#22054225

BOX 15

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 619693
10 of 2


CITY TAX



CITY OF CHICAGO
MAR. 22. 10
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

# 0000013280	REAL ESTATE TRANSFER TAX
	0018900
	FP 102803

STATE TAX



STATE OF ILLINOIS
MAR. 22. 10
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

# 0000003376	REAL ESTATE TRANSFER TAX
	0001800
	FP 102809

AS
TICOR

HJKY

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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 ARP, and attested by its Deborah Sarot, the day and year first above written.

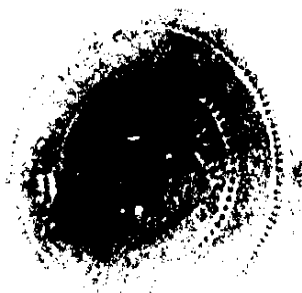
HOMESALES, INC

By [Signature]

Gena Rotter
Asst. Vice President

Attest [Signature]

Robin Privitt
REG. CLERK
Deborah Sarot, ASST. CLERK



STATE OF _____

SS

COUNTY OF _____

See Attachment

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that _____, personally known to me to be the _____ of **HOMESALES, INC** and _____, 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 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.

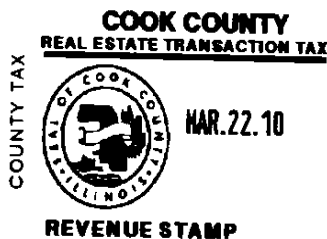
Given under my hand and official seal, this _____ day of _____, 20

Notary Public

Prepared By: George L. Schoenbeck
SOSIN & ARNOLD LTD.
708-448-8141
11800 S. 75th Avenue, Suite 300
Palos Heights, Illinois 60463

Mail To: MR. ARTHUR C. CZAJA
6232 N. NORTHWEST HIGHWAY
Suite 104
Chicago, IL 60631

NAME & ADDRESS OF TAXPAYER
STARDOM CAPITAL, LLC
910 W. Van Buren Street
Chicago, IL 60607



# 000003342	REAL ESTATE TRANSFER TAX
	0000900
	FP326707

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ACKNOWLEDGMENT

State of California
County of San Diego

On January 27, 2010 before me, SV LUGO, Notary Public, personally appeared Gena Kötter, Assistant Vice President by Homesales, Inc ,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *S. V. LUGO* (Seal)
My Commission expires: March 30, 2010



Reference:

Loan # 22054225
Document type: SPECIAL WARRANTY DEED

UNOFFICIAL COPY**HOMESALES, INC.****INCUMBENCY CERTIFICATE**

I HEREBY CERTIFY that I am the duly elected and qualified Assistant Secretary of Homesales, Inc. and that the following individuals, holding the title set forth opposite his/her name, is a duly elected officer of Homesales, Inc. and is authorized to execute documents related to the sale of mortgage loans and real property and the foreclosure of real property, including assignments of mortgage, modifications of mortgage, deeds, affidavits, and other closing documents, substitutions of trustee and satisfactions and lien releases on behalf of on behalf of Homesales, Inc.

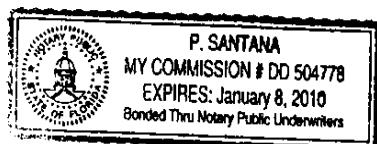
<u>Name:</u>	<u>Title to which appointed:</u>
Gena Rotter	Asst. Vice President
Tony Huynh	Asst. Vice President
Vera Hunter	Asst. Vice President

Diane Towns
 Diane Towns
 Assistant Secretary

Dated: July 23, 2009

STATE OF FLORIDA
 COUNTY OF HILLSBOROUGH

On this 23rd day of July, 2009, before me the undersigned notary public, personally appeared Diane Towns, Assistant Secretary of Homesales, Inc., who proved to me through satisfactory evidence of identification, which was to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose, and signed this document as her free act and deed, and the free act and deed of Homesales, Inc., in her capacity as Assistant Secretary.



P. Santana
 Notary Public
 My Commission Expires: 01/08/2010