

UNOFFICIAL COPY



Doc#: 1014017013 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/20/2010 11:22 AM Pg: 1 of 2

THIS INSTRUMENT PREPARED BY:
PAM CARUSO, REO DEPARTMENT
AND RETURN TO:

Snowbird Properties, LLC
22167 Chappel Ave
Sauk Village, IL 60411
Loan Number: 1781826

Property Appraisers Parcel Identification (Folio) Numbers: **32253110180000**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED, made this ²³ day of **March 2010** by **TAYLOR, BEAN & WHITAKER MORTGAGE CORP.**, a corporation existing under the laws of **FLORIDA** and having its principle place of business at **315 NE 14th Street, Ocala, Florida 34470** grantor to **Snowbird Properties, LLC** whose post office address is **22167 Chappel Ave, Sauk Village, IL 60411** hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Eighteen Thousand Five Hundred Dollars and no/100 (\$18,500.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Cook County, State of IL, viz.:

LOT 375 IN INDIAN HILL SUBDIVISION UNIT 2, BEING A SUBDIVISION IN THE EAST 3/4 OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED AUGUST 29, 1957 AS DOCUMENT NUMBER 16999094 IN BOOK 500 OF PLATS, AGES 4 AND 5 IN COOK COUNTY, ILLINOIS.

Said property is commonly known as **22167 Chappel Ave, Sauk Village, IL 60411.**


TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

STATE OF ILLINOIS

STATE TAX



MAY 18 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


000054882

REAL ESTATE TRANSFER TAX
0001850
FP 103037

S yes
P 20 2
S NO
M NO
SC yes
E yes
INT DA

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY 18 10

REVENUE STAMP

000067776

REAL ESTATE TRANSFER TAX
0000925
FP 103042

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IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

TAYLOR, BEAN & WHITAKER MORTGAGE CORP.

Tammy Jones
Witness #1 Signature

BY: Joe Ellis
Joe Ellis, Director of REO Contract Negotiations

Tammy Jones
Witness #1 Printed Name

BY: Clay Lehman
Clay Lehman, Director REO

Brittany Hall
Witness #2 Signature

Brittany Hall
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Joe Ellis and Clay Lehman, acting in their capacities as Director of REO Contract Negotiations and Director REO, who are personally known and acknowledged to me that they signed it voluntarily for its stated purpose.

WITNESS my hand and official seal in the County and State last aforesaid this 10 day of March 2010

Pam Caruso

Notary Public
Printed Name: PAM CARUSO
My Commission Expires: May 27, 2010

