

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

(Corporation to Individual)

(Illinois)



Doc#: 1015946023 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/08/2010 12:24 PM Pg: 1 of 3

THIS AGREEMENT, made this 25 day of May 2010,  
between PROTIUM REO I LP, 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 JACQUELINE FLANIGAN

(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 4 IN BLOCK 54 IN VILLAGE OF PARK FOREST AREA, NO 5, BEING A  
SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 35 AND THE WEST 1/2 OF  
SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE  
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY,  
ILLINOIS ON AUGUST 3, 1951 AS DOCUMENT 15129014, SITUATED IN THE VILLAGE  
OF PARK FOREST, COUNTY OF COOK AND STATE OF 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: 31-36-312-004-0000

Address of the Real Estate: 219 MANTUA PK., PARK FOREST, IL 60466

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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 or 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.

PROTIUM REO I LP BY: INTEGRATED ASSET SERVICES, LLC  
A COLORADO LIMITED LIABILITY COMPANY AS ATTORNEY  
IN FACT

By \_\_\_\_\_  
By: K Thompson 5/25/10  
Kay Thompson, Contract Specialist

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

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606. (312)357-1125

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STATE OF Colorado )  
COUNTY OF Denver ) ss.

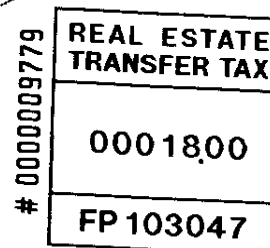
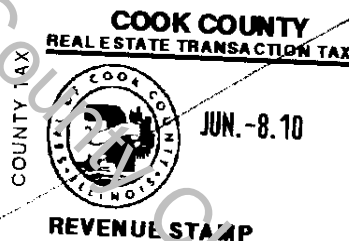
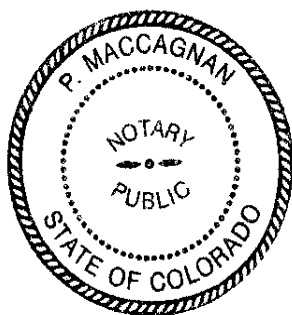
On May 25, 2010, before me, P. Maccagnan, Notary Public, personally appeared Kay Thompson and Kelly Singh, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their 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 \_\_\_\_\_ that the foregoing paragraph is true & correct.

Given under my hand and official seal, this 25<sup>th</sup> day of May 2010.

Notary Public

## Commission Expires



MAIL TO:

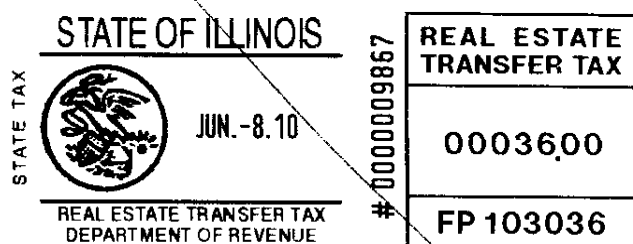
John G. Gable  
1027 W. Uncertainly  
Frankfort ID 83423

SEND SUBSEQUENT TAX BILLS TO:

Jacqueline Fleming  
205 N. East St. Apt  
Manhattan, N.Y. 10012

HOMEQ REFERENCE #

410685531



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