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After Recording Return to:
TCT # 1182460

Doc#: 1017204049 Fee: \$42.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/21/2010 10:50 AM Pg: 1 of 3

This Instrument was prepared under the supervision of:
P. Desantis, Esq
By: Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
866-755-6300

This space for recording information only

Mail Tax Statements To:
David Tenclay
81 E. 104th Pl
Chicago, IL 60628
10-560736-5

Property Address:
511 West 104th Street
Chicago, IL 60628

Return to:
FIRST AMERICAN TITLE INSURANCE
RECORDING DIVISION
2605 ENTERPRISE ROAD STE#300
CLEARWATER, FL 33759-9966

Property Tax ID#: 25-16-111-033

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED executed this 3rd day of April 2009, HOMEVESTORS INVESTMENTS, INC., with a business address of 3415 Vision Drive, Columbus, Ohio, 43219, hereinafter called GRANTOR, conveys and special warrants to * DAVID TENCLAY, residing at 81 E. 104th Pl Chicago, IL 60628 hereinafter called GRANTEE: Married man

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.

GRANTOR, for and in consideration of the sum of Twelve Thousand Five Hundred and 00 /100 DOLLARS (\$12,500.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

LOT 16 IN TENINGA BROTHERS AND COMPANY'S 104TH STREET BELLEVUE ADDITION TO ROSELAND, BEING A SUBDIVISION OF THE NORTH 161 FEET OF THE 974.90 FEET OF THE WEST 1139.90 FEET OF LOT 11 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37

*30
31
M-N
O-W
P-Q
R-Y*

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NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO HOMEVESTORS INVESTMENTS, INC., BY WARRANTY DEED FROM F & C REALTY LLC DATED 8/4/2008 RECORDED 10/03/2008 AS DOCUMENT NO. 0827740185 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS.

Property Address: 511 West 104th Street, Chicago, IL 60629
The legal description was obtained from a previously recorded instrument.

SUBJECT ONLY TO THE FOLLOWING, IF ANY: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT TIME OF CLOSING, COVENANTS, CONDITIONS, RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH PURCHASER'S USE AND ENJOYMENT OF THE PROPERTY.

This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

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IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 3 day of April, 2009.

Signed, sealed and delivered in our presence: **HOMESTORS INVESTMENTS, INC.**

John Bachmann
Printed Name

By: [Signature]
Its: Secretary

Amy Messimer
Printed Name

STATE OF TEXAS } COUNTY OF DALLAS }

ACKNOWLEDGED BEFORE ME, on the 3 day of APRIL, 2009, the undersigned authority, personally appeared PAUL DIANGELO, who is the SECRETARY of HOMEVESTORS INVESTMENTS, INC., on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown DL as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to execute and deliver this deed on behalf of the aforementioned corporation.



Jo Ann Blatney
NOTARY PUBLIC My Commission Expires 7/20/12

The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. No title search was performed on the subject property by this preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the collection of taxes nor the recording of this instrument.** The conveyance amount was provided to preparer by agent for Grantor.

