

# UNOFFICIAL COPY



Doc#: 1020934068 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/28/2010 01:34 PM Pg: 1 of 2

## SPECIAL WARRANTY DEED

### Future Taxes to:

Jerry Cotton

400 W 76th  
Chicago IL 60620

### The above Space for Recorder's Use Only

THIS INDENTURE, made this 14th day of July, 2010, between THE CIT GROUP/CONSUMER FINANCE, INC., by VERICREST FINANCIAL INC., its Attorney in Fact a corporation created and existing by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of first part, Jerry Cotton, party of the second part. WITNESSTH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, LIEN, CONVEY and Warrants unto the party of the second part, and to their heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all following described real estate, situated in the County of Cook and the State of Illinois known and described as following, to wit:

### LEGAL DESCRIPTION:

LOT 13 IN PHILLIPS SUBDIVISION OF THE WEST ¼ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to real estate taxes for the year 2010 and subsequent years; easements, conditions and restrictions of record, if any; zoning and/or restrictions and prohibitions imposed by governmental authority, if any.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the revisions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law of 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 part of the second part, their heirs and assigns.

PIN Number: 20-28-216-031-0000

Property Address: 7356-58 S. Harvard Avenue Chicago IL 60621

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IN WITNESS WHEREOF, said party has caused its name to be signed by its (Office)

**Asst Secretary**

(Name) Kendra Cook, and attested to by its (Office)  
**AUTHORIZED SIGNATORY** (Name) Roy Lacey, the day and year first above written.

**THE CIT GROUP/CONSUMER FINANCE, INC., by VERICREST FINANCIAL INC.,**  
**its Attorney in Fact**

BY: [Signature] **ROY LACEY**  
Its: **AUTHORIZED SIGNATORY**

Attest: [Signature] **Kendra Cook**  
Its: **Asst Secretary**

State of OKLA.  
County of OKLA.

I, the undersigned, a Notary Public in and for State aforesaid, DO HEREBY CERTIFY that Kendra Cook personally known to me to be a **Asst Secretary** of **VERICREST FINANCIAL INC.** and Roy Lacey personally known to me to be a **AUTHORIZED SIGNATORY** 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 said instrument pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given to me under my hand and Notarial Seal this 14<sup>th</sup> day of July, 2010.

[Signature]  
**A Nicholas** NOTARY PUBLIC



This instrument was prepared by: **Kelly C Nicholas, Attorney at Law**  
4930 E State Street  
Rockford Illinois 61108

Mail to: James J Martin  
1225 S. Harlem Ave.  
Forest Park, IL 60130

City of Chicago  
Dept. of Revenue  
**603599**

7/27/2010 14:27  
dr00764



Real Estate  
Transfer  
Stamp  
**\$252.00**  
Batch 1,573,972

**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**

JUL. 28. 10

**REVENUE STAMP**

# 0000069727

<b>REAL ESTATE TRANSFER TAX</b>
0001250
FP 103042

**STATE OF ILLINOIS**

JUL. 28. 10

**REAL ESTATE TRANSFER TAX**  
DEPARTMENT OF REVENUE

# 000057432

<b>REAL ESTATE TRANSFER TAX</b>
0002500
FP 103037