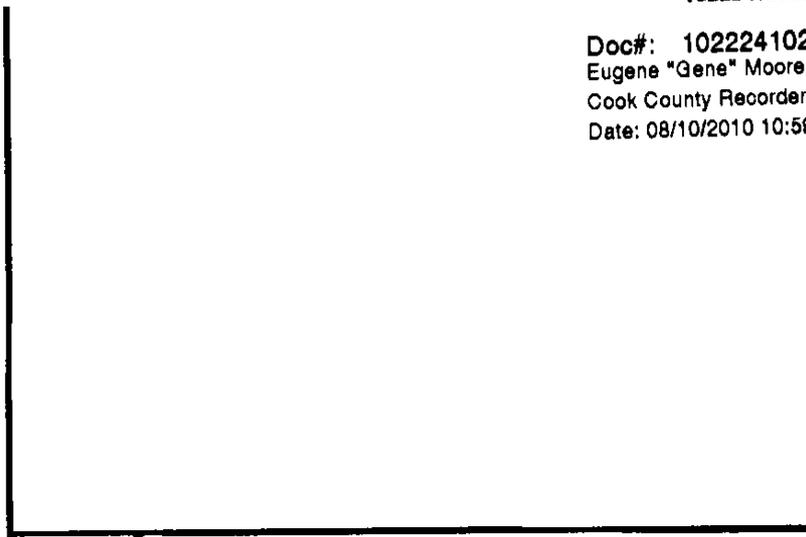




Doc#: 1022241028 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/10/2010 10:59 AM Pg: 1 of 5



Chicago Title Insurance Company  
**SPECIAL WARRANTY DEED**  
(Corporation to Individual)



THIS INDENTURE, made this 09 day of July, 2010, between U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CSMC MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-6, a corporation duly authorized to transact business in the State of Illinois, party of the first part, and LAKSHYA GROUP LLC, party of the second part.

(GRANTEE'S ADDRESS) 4341 WEST 81ST STREET, CHICAGO, ILLINOIS 60652.

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 pursuant to authority of the Board of Directors of said corporation, 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, situate in the County of COOK and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION.

BOX 15

Permanent Real Estate Index Number(s): 19-34-207-014-0000  
Address(es) of Real Estate: 4341 WEST 81ST STREET, CHICAGO, ILLINOIS 60652.

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.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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 incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND.**

S Y  
P 5  
S N  
SC Y  
AR

FIDELITY NATIONAL TITLE

CITY OF CHICAGO



AUG. -9.10

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000014431	REAL ESTATE TRANSFER TAX
	0085050
	FP 102803

STATE OF ILLINOIS



AUG. -9.10

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000004579	REAL ESTATE TRANSFER TAX
	0008100
	FP 102809

11010484

CITY TAX

STATE TAX

# UNOFFICIAL COPY

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 \_\_\_\_\_, the day and year first above written.

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE ON BEHALF OF THE HOLDERS  
OF THE CSMC MORTGAGE-BACKED PASS-  
THROUGH CERTIFICATES, SERIES 2007-6  
BY: SELECT PORTFOLIO SERVICING, INC.  
F/K/A FAIRBANKS CAPITAL CORP.  
AS ATTORNEY-IN-FACT

By *Doreen Reilly*

**DORÉA REILLY, DOC. CONTROL OFFICER**

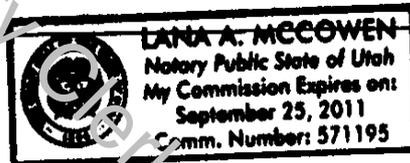
STATE OF UTAH COUNTY OF SALT LAKE ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that the above signed, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that 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 29 day of July, 2010.

*Lana A. McCowen* (Notary Public)

Prepared By: Law Offices of Renee Meltzer Kalman, P.C.  
20 N. Clark Street, Suite 2450  
Chicago, Illinois 60602

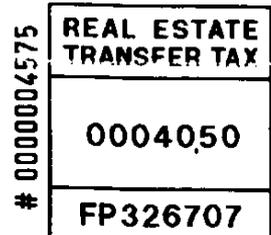
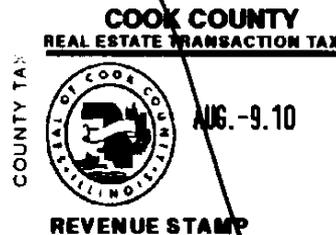


**Mail To:**

*Lakshya Group LLC  
1707 W. Artygo St.  
Chicago, IL 60614*

**Name & Address of Taxpayer:**

*Lakshya Group LLC  
4341 W. 81st St.  
Chicago, IL 60612*



# UNOFFICIAL COPY

## FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE

---

ORDER NO.: 2010 011010484 CHF

SCHEDULE A (CONTINUED)

---

YOUR REFERENCE: 4341 W 81ST ST, CHICAGO, IL

EFFECTIVE DATE: July 6, 2010

---

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS :  
LOT 116 IN SECOND ADDITION TO CRESTLINE HIGHLANDS SUBDIVISION, BEING A SUBDIVISION  
OF PART OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP  
38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## AFFIDAVIT OF TITLE COVENANT AND WARRANTY

STATE OF UTAH )  
 ) SS.  
COUNTY OF SALT LAKE )

The undersigned affiant, being first duly sworn, on oath says; and also covenants with and warrants to the grantee hereinafter named:

LAKSHYA GROUP LLC

That affiant has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated July \_\_\_\_\_, 2010, to LAKSHYA GROUP LLC, grantee, conveying the following described premises:

SEE ATTACHED LEGAL DESCRIPTION.

That no labor or material has been furnished for premises within the last four months, that is not fully paid for.

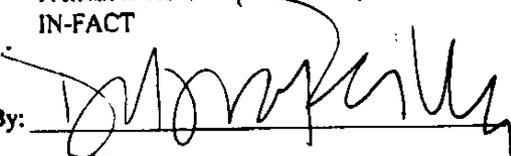
That since the title date of \_\_\_\_\_ in the report on title issued by Fidelity National Title Insurance Company, affiant has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment, note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That the parties, if any, in possession of premises are bona fide tenants only, and have paid promptly and in full their rent to date, and are renting from \_\_\_\_\_ N/A \_\_\_\_\_ to \_\_\_\_\_ N/A \_\_\_\_\_, and not for any longer term, and have no other or further interest whatsoever in premises.

That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of premises.

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE ON BEHALF OF THE HOLDERS  
OF THE CSMC MORTGAGE-BACKED PASS-  
THROUGH CERTIFICATES, SERIES 2007-6  
BY: SELECT PORTFOLIO SERVICING, INC. F/K/A  
FAIRBANKS CAPITAL CORP, AS ATTORNEY-  
IN-FACT

By:   
DEBRA RETIVY, DOC. CONTROL OFFICER

Subscribed and sworn to before me this 29 day of July, 2010.

  
\_\_\_\_\_  
Notary Public

