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PREPARED BY:
Codilis & Associates, P.C.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

Doc#: 1025729030 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/14/2010 11:47 AM Pg: 1 of 2

MAIL TAX BILL TO:
Goodman Chicago Condos, LLC
5339 W Belmont
Chicago, IL 60641

MAIL RECORDED DEED TO:
Goodman Chicago Condos, LLC
5339 W Belmont
Chicago, IL 60641

SPECIAL WARRANTY DEED

THE GRANTOR, HSBC Bank USA, National Association, As Trustee For The Benefit Of People's Financial Realty Mortgage Securities Trust, Series 2006-1, by Litton Loan Servicing, LP as Attorney in Fact, a corporation organized and existing under the laws of the State of Ill, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Goodman Chicago Condos, LLC of 5339 W Belmont Ave Chicago, IL 60641- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NO. 107 IN ROYAL GARDENS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 17, 18, 19, 20, 21 AND 22 (EXCEPT THE WEST 10.0 FEET THEREOF) IN BLOCK 4 IN DEVONSHIRE HIGHLAND'S "L" SUBDIVISION OF LOTS 5, 6 AND 7 IN PARTITION BETWEEN THE HEIRS OF MICHAEL DIEDRICH OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT THE SOUTH 5 ACRES THEREOF AND EXCEPT SCHOOL LOT (SOUTH 5 ACRES ARE DESIGNATED LOT 7) IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 25286350 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

10-15-123-067-1007
9211 Skokie Blvd. Unit #107, Skokie, IL 60076

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

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