

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)



Doc#: 1029318052 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/20/2010 03:11 PM Pg: 1 of 3

THIS AGREEMENT, made this 27<sup>th</sup> day of September 2010, between AURORA LOAN SERVICES, L.L.C., 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 CHICAGOLAND DEVELOPERS GROUP, INC.

3842 W Huron Chicago IL 60624

(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 its 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 1 IN ERNEST F. WENDELL'S SUBDIVISION OF LOTS 21 TO 26 BOTH INCLUSIVE, IN BLOCK 4 IN DEMAREST AND KAMERLING'S GRAND AVENUE SUBDIVISION OF THE NORTH 1/2 TO SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, 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), its heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), its 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: 16-03-227-007-0000

BOX 15

Address of the Real Estate: 4041 W. KAMERLING AVE., CHICAGO, IL 60651

FIDELITY NATIONAL TITLE

648200F  
1082

3pgs

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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 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 AVP, and, if applicable, to be attested by its AVP, the day and year first above written.

AURORA LOAN SERVICES, LLC BY LPS ASSET MANAGEMENT SOLUTIONS, INC., AS ATTORNEY IN FACT

By [Signature]  
**Norma J. Dudgeon, AVP**

Attest: [Signature]  
**Dawn Avery, AVP**

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

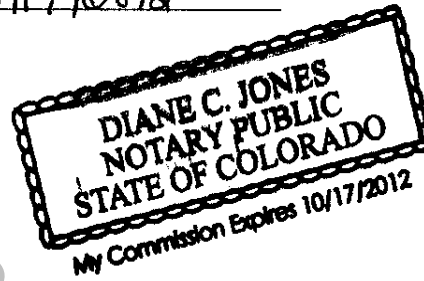
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STATE OF Colorado )  
 ) ss.  
COUNTY OF Jefferson )

I, Diane C. Jones, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Norma J. Dudgeon, AVP, personally known to me to be the AVP of LPS ASSET MANAGEMENT SOLUTIONS, INC., AS ATTORNEY IN FACT FOR AURORA LOAN SERVICES, LLC., a Colorado corporation, and Dawn Avery, AVP, personally known to me to be the AVP 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 day in person, and severally acknowledged that as such AVP and AVP, they signed and delivered the said instrument, 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 22 day of September 2010.

Diane C. Jones  
Notary Public  
Commission Expires 10/17/2012




MAIL TO:


Anthony Ramirez  
2510 W. Irving Park  
Chicago IL 60618

SEND SUBSEQUENT TAX BILLS TO:


ChicagoLand Developers Group Inc  
3842 W. Fulton  
Chicago IL 60604

CITY TAX  
  
CITY OF CHICAGO  
OCT. 20. 10  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000014841  
REAL ESTATE TRANSFER TAX  
00546.00  
FP 102803

STATE TAX  
  
STATE OF ILLINOIS  
OCT. 20. 10  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000005037  
REAL ESTATE TRANSFER TAX  
00052.00  
FP 102809

COUNTY TAX  
  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
OCT. 20. 10  
REVENUE STAMP

# 000005026  
REAL ESTATE TRANSFER TAX  
00026.00  
FP 326707