



Doc#: 1031241077 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/08/2010 12:25 PM Pg: 1 of 2

ST 5116531 on 2a and

SPECIAL WARRANTY DEED

This Agreement, made this 5th day of September, 2010, between AURORA LOAN SERVICES, LLC, BY FIRST AMERICAN REO SERVICING, A DIVISION OF FIRST AMERICAN DEFAULT INFORMATION SERVICES, LLC, ITS ATTORNEY-IN-FACT, a corporation created and existing under and by virtue of the laws of the State of CO and duly authorized to transact business in the State of Illinois, party of the first part, and

Margarita Espino and Cindy Mays, 6313 W. Warwick, Chicago, IL 60634, party of the second part, **AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,*

Witnesseth, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said Corporation, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY all the following described real estate, situated in the County of COOK, State of Illinois known and described as follows, to wit:

LOT 12 IN RADOSTA'S RESUBDIVISION OF LOTS 5 TO 24 INCLUSIVE IN BLOCK 5 AND LOTS 1 TO 12 INCLUSIVE IN BLOCK 6 IN DAVID L. FRANK'S SUBDIVISION OF LOT 1 IN SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

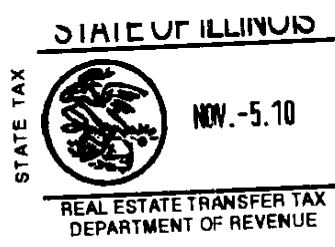
Permanent Index Number(s): 13-21-117-035-0000

Commonly Known As: 5412 W Warwick Ave, Chicago, IL 60641

SUBJECT TO: covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements

Together with all and singular the herditaments 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 party of the first part, either in law or equity, of, in and to the above described premises, with the herditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part. His/her/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 encumbered or charged, except as herein recited.



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UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first party has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized representative.

By: [Signature]
AURORA LOAN SERVICES, LLC, BY FIRST AMERICAN REO SERVICING, A DIVISION OF
FIRST AMERICAN DEFAULT INFORMATION SERVICES, LLC, ITS ATTORNEY-IN-FACT

State of Colorado)
County of Larimer) SS.

I, Francine Schuster, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Machol, personally known to me to be the Authorized Representative of AURORA LOAN SERVICES, LLC, BY FIRST AMERICAN REO SERVICING, A DIVISION OF FIRST AMERICAN DEFAULT INFORMATION SERVICES, LLC, ITS ATTORNEY-IN-FACT, a 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 Authorized Representative, 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 8th day of September, 2010.

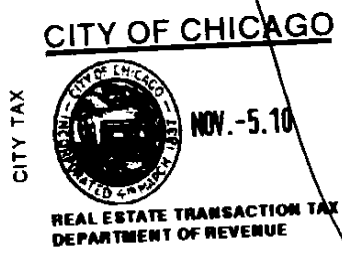
[Signature]
Notary Public



11.13.2011
My Commission Expires

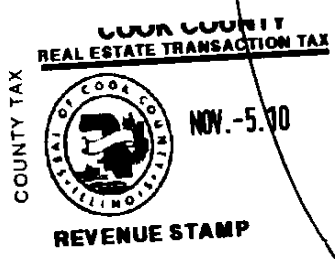
This instrument Prepared by:
Potestivo & Associates, P.C.
134 N. LaSalle, Ste. 1110
Chicago, IL 60602

Mail to:
Margarita Espino
Cindy Maya
6313 W. Warwick
Chicago, IL 60634



REAL ESTATE TRANSFER TAX
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SEND SUBSEQUENT TAX BILLS TO:
Margarita Espino
Cindy Maya
6313 W. WARWICK
Chicago IL 60634



REAL ESTATE TRANSFER TAX
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