

# UNOFFICIAL COPY

After Recording  
Mail To:

**Forum Title Insurance Company**  
33 W. Monroe Street; Suite 1150  
Chicago, IL 60603  
312-924-7355



**Doc#:** 1031340027 **Fee:** \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/09/2010 10:53 AM Pg: 1 of 4

Property of Cook County Clerk's Office

## SPECIAL WARRANTY DEED

---

### COVER PAGE

This Page Is Being Added To Allow For Recording Stamp

P.I.N. (S) : 16-23-309-033-0000

S	<u>Y</u>
P	<u>4</u>
S	<u>N</u>
SC	<u>Y</u>
INT	<u>OR</u>

**UNOFFICIAL COPY****SPECIAL WARRANTY DEED**

Samuel A. Orticelli  
568 S. Washington  
Naperville, IL. 60540

**Grantees Address and**  
**Send subsequent**  
**tax bills to:**

Sana Mehraban  
2364 Ridgewood Rd.  
Lisle, IL 60532

**CHANGING THE BUYER WITHOUT SELLER`S WRITTEN CONSENT IS VOID**

THIS INDENTURE, made this 22<sup>nd</sup> day of October, 2010, between **AURORA LOAN SERVICES LLC**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **SANA MEHRABAN**, an unmarried person, individually, party of the second part. WITNESSETH, 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 GRANT, SELL, CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all the following described real estate, situated in the County of COOK and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

P.I.N. (S): 16-23-309-033-0000

ADDRESS(ES): 1826 SOUTH SPRINGFIELD AVENUE, CHICAGO, IL 60623

**REAL ESTATE TRANSFER**

11/01/2010  
CHICAGO: \$172.50  
CTA: \$69.00  
TOTAL: \$241.50

**REAL ESTATE TRANSFER**

11/03/2010



COOK \$11.50  
ILLINOIS: \$23.00  
TOTAL: \$34.50

16-23-309-033-0000 | 20101001600375 | JY2A4U

16-23-309-033-0000 | 20101001600375 | RJJ8FM

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its (Office) AUP, (Name) Norma J. Dudgeon, and attested to by its (Office) AUP, (Name) Dawn Avery AUP the day and year first above written.

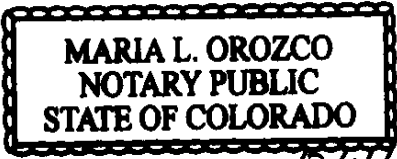
BY: AURORA LOAN SERVICES LLC BY LPS ASSET MANAGEMENT SOLUTIONS, INC., AS ATTORNEY IN FACT

By: [Signature] Attest: [Signature]  
**Norma J. Dudgeon, AUP** **Dawn Avery, AUP**

State of Colorado )  
County of Jefferson ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Norma J. Dudgeon AUP, personally known to me to be a AUP of LPS ASSET MANAGEMENT SOLUTIONS INC. and Dawn Avery AUP, personally known to me to be a AUP of said company, 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 acknowledged that they signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said company, as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2 day of October, 2010.



[Signature]  
Notary Public

My Commission Expires 12/17/13

My commission expires on 12/14, 2013.

This instrument was prepared by Russell C. Wirbicki, 33 W. Monroe St., Suite 1140, Chicago, IL 60603.

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

LOT 11 IN BLOCK 5 IN MOORE'S SUBDIVISION OF LOT 1 IN THE SUPERIOR COURT PARTITION OF THE WEST 60 ACRES NORTH OF THE SOUTH WESTERN PLANK ROAD, OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. (S): 16-23-309-033-0000

ADDRESS(ES): 1826 SOUTH SPRINGFIELD AVENUE, CHICAGO, IL 60623

Property of Cook County Clerk's Office