

# UNOFFICIAL COPY

Citywide Title Corporation  
850 West Jackson Boulevard  
Suite 320  
Chicago, Illinois 60607

## SPECIAL WARRANTY DEED (L.L.C. to Individual)



Doc#: 1033740123 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/03/2010 12:51 PM Pg: 1 of 2

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THE GRANTOR, REO L.L.C., an Illinois limited liability company, in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Conveys and Warrants to Nicolas Garcia, an Illinois, the following described Real Estate to wit:

**\* 2918 N LONG AVE, CHICAGO,**

Lot 14 in Block 2 in resubdivision of Blocks 1 and 2 of Kay's Subdivision Addition to Chicago  
Surveyor's Certificate Reads: The Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 38 North, Range 14, and the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 8, East of the Third Principal Meridian, in Cook County, Illinois.

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2008 and subsequent years including taxes which may accrue by reason of new or additional improvement during the year(s)

Permanent Index Number: 20-08-110-038, Volume 418. ✓

Address of Real Estate: 4832 South Bishop Street, Chicago, Illinois 60609. ✓

Grantee warrants to grantees and grantees' heirs and assigns that it has not done or suffered to be done anything to the property during the grantor's ownership thereof or in any manner encumbered the property except as expressly set forth in this deed and further covenants and warrants that it will defend the property against all persons asserting claims through grantor contrary to the foregoing limited warranty. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE HEREBY EXPRESSLY DISCLAIMED. THIS CONVEYANCE OF REAL ESTATE AND IMPROVEMENTS THEREOF IS MADE "AS IS", WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND EXCEPT THE WARRANTY OF TITLE EXPRESSLY PROVIDED HEREIN.

CITY OF CHICAGO



NOV. 30. 10

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

00800000740

REAL ESTATE TRANSFER TAX
0038850
FP 103056

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In Witness Whereof, said Grantor has caused its name to be signed and attested, this 25th day of October, 2010.

REO, L.L.C., an Illinois Limited Liability Company

By

C. Hunter Westbrook  
Second Federal Savings and Loan Association of Chicago, its sole member  
C. Hunter Westbrook, President

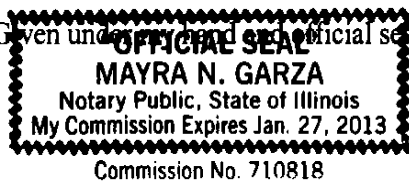
Attest

Robert C. Doran  
Robert C. Doran  
Treasurer

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that C. Hunter Westbrook, President of Second Federal Savings and Loan Association of Chicago, sole member of REO, L.L.C., an Illinois Limited Liability Company and Robert C. Doran personally known to me to be the Treasurer, of said corporation, 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 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 25th day of October, 2010.



Mayra N. Garza (Notary Public)

**Prepared By:** Scott P. Sonbuchner, Esq.  
3960 W. 26th St.  
Chicago, Illinois 60623

**Mail To:**

Victoria I. Perez  
4126 N. Lincoln Ave, #1  
Chicago, IL 60618  
**Name & Address of Taxpayer:**  
Nicolas Garcia  
2918 N. Long Ave  
Chgo. IL 60641

