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Doc#: 1036208025 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/28/2010 09:57 AM Pg: 1 of 4

SPECIAL WARRANTY DEED
(Corporation to INDIVIDUAL)
(Illinois)

This Agreement this 13th day of December, 2010, between Homsales, Inc., a corporation created and existing under the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part and Linder Avenue Realty Group LLC Santa Maria Series party of the second part, Witnesseth, that the party of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and Other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their 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:

SEE ATTACHED...

Together with all singular the hereditaments 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 inlaw or equity, of, in and to the above described, with the appurtenances, unto the party of the second part, 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 part of the second part, 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; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, SUBJECT TO:

Permanent Real Estate Index Number: 24-09-315-014-0000

Address of Real Estate: 10149 Lawrence Court, Oak Lawn, IL 60453

Village of Oak Lawn Real Estate Transfer Tax \$200 00376

Village of Oak Lawn Real Estate Transfer Tax \$500 00496

Village of Oak Lawn Real Estate Transfer Tax \$50 00520

Village of Oak Lawn Real Estate Transfer Tax \$25 00413

FIDELITY NATIONAL TITLE

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012012116

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IN WITNESS WHEREOF, of said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President of Homesales, Inc., the day and year first above written.

By Martha Kimbrell
Martha Kimbrell
Assistant Vice President

By _____

Dated this _____ day of _____ 2010.

State of _____)
)ss.
County of _____)

Attachment

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY THAT _____, personally known to me to be the Vice President of Homesales, Inc. A Delaware corporation and _____, personally known to me to be the Assist. Secretary of said corporation, and personally known to me the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Vice President and Assist. Secretary, 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, 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 _____ day of _____ 2010.

IMPRESS
SEAL
HERE

NOTARY PUBLIC

Commission expires _____, 20_____.

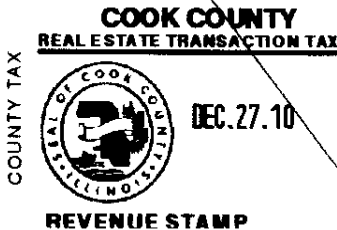
MAIL TO:

Nicholas Janis
9700 W 131st St
Palos Park Il 60464

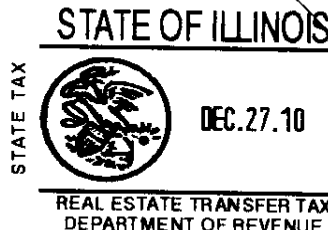
SEND SUBSEQUENT TAX BILLS TO:

Linden Arc Realty Group
10748 S. Linden
Orland Park, Il 60453

Prepared by: Beth Mann, P.C. 15127 S. 73rd Avenue, Suite F, Orland Park, Illinois. (708) 429-9999



# 0000010715	REAL ESTATE TRANSFER TAX
	00077.50
	FP 103047



# 0008010803	REAL ESTATE TRANSFER TAX
	00155.00
	FP 103036

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ACKNOWLEDGMENT

State of California
County of San Diego)

On December 14, 2010 before me, Lara Dudas, Notary Public
(insert name and title of the officer)

personally appeared Martha Kimbrell, Assistant Vice President,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ ~~(is)~~ ~~are~~
subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ ~~they~~ executed the same in
~~his~~ ~~her~~ ~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~ ~~her~~ ~~their~~ signature~~(s)~~ on the instrument the
person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Lara Dudas* (Seal)



FIDELITY NATIONAL TITLE INSURANCE COMPANY

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ORDER NUMBER: 2010 012012116 OCF
STREET ADDRESS: 10149 LAWRENCE CT.

CITY: OAK LAWN COUNTY: COOK COUNTY
TAX NUMBER: 24-09-315-014-0000

LEGAL DESCRIPTION:
LOT 14 IN RAYMOND L. LUTGERT'S THIRD ADDITION TO OAKDALE, A SUBDIVISION OF PART OF THE
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office