

UNOFFICIAL COPY



Chicago Title Insurance Company  
**SPECIAL WARRANTY DEED**  
(Corporation to Individual)



11004550310

Doc#: 1100455031 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/04/2011 09:03 AM Pg: 1 of 3

*(Handwritten mark)*

*JATTC  
628816E*

THIS INDENTURE made this 1 day of December, 2010 between AURORA LOAN SERVICES, LLC., duly authorized to transact business in the State of ILLINOIS, party of the first part, and ZULFIYA MAMEDOVA AND JORDAN FLOWERS, party of the second part, (GRANTEE'S ADDRESS) 3 E LEON LN, PROSPECT HEIGHTS, Illinois 60070.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 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 Directors of said corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of COOK and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 03-23-307-007-0000

Address(es) of Real Estate: 3 EAST LEON LANE, PROSPECT HEIGHTS, Illinois 60070

Together with all the singular and 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 said party of the first part, 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party 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 incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND.**

STATE TAX  
STATE OF ILLINOIS  
DEC. 29. 10  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000013317  
REAL ESTATE TRANSFER TAX  
00176.00  
FP 103043

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
DEC. 29. 10  
REVENUE STAMP

# 0000013188  
REAL ESTATE TRANSFER TAX  
00088.00  
FP 103046

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_, the day and year first above written.

AURORA LOAN SERVICES, LLC.  
BY: GREEN RIVER CAPITAL  
AS ATTORNEY IN FACT

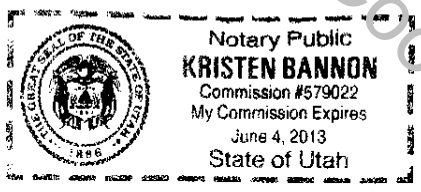
By \_\_\_\_\_  
**AVIVA BUSH, VICE PRESIDENT**

STATE OF UTAH, COUNTY OF SALT LAKE ss.

I, the undersigned a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that the above signed, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that 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 1 day of <sup>December</sup> ~~NOVEMBER~~, 2010.

Kristen Bannon (Notary Public)



Prepared By: Renec Meltzer Kalman  
20 N. Clark St. Suite 2450  
Chicago, Illinois 60602

Mail To:  
~~ZUFFIYA MAMEDOVA AND JORDAN FLOWERS~~  
~~3 E LEON LN~~  
~~PROSPECT HEIGHTS, Illinois 60070~~

Hymon & Blair PC (102415)  
1411 McHenry Rd., Ste 125  
Buffalo Grove, IL 60089

Name & Address of Taxpayer:  
ZUFFIYA MAMEDOVA AND JORDAN FLOWERS  
3 EAST LEON LANE  
PROSPECT HEIGHTS, Illinois 60070

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## FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE

ORDER NO.: 2010 648816F CHF

SCHEDULE A (CONTINUED)

YOUR REFERENCE: 3 E. LEON LN., PROSPECT HEIGHTS, IL

EFFECTIVE DATE: November 2, 2010

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS :  
LOT 29 IN GREGO'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT THE  
EAST 181 1/2 FEET AND ALSO EXCEPT THE WEST 495 FEET THEREOF) IN SECTION 23, TOWNSHIP  
42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office