

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Completed By: Ginali Associates, P.C.  
947 N. Plum Grove Road, Schaumburg, IL 60173

Doc#: 1101033071 Fee: \$70.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/10/2011 09:41 AM Pg: 1 of 5

THIS INDENTURE, made on the 4<sup>th</sup> day of Nov., 2010, by and between **Homesales Inc.**, hereinafter referred to as grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and Gianfranco Della-Santina, party of the second part, 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 authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, Gianfranco Della-Santina and his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit:

**UNIT 2606-1 W. LEMOYNE IN THE 1500 W. ROCKWELL CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0727815043 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 01, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Together with all and 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 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 party of the second part, Gianfranco Della-Santina, his 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, Gianfranco Della-Santina, his 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

Permanent Real Estate Numbers: 16-01-203-050-1004

Address of the Real Estate: 2606 W. Le Moyne St. #1  
Chicago, IL 60622

FIRST AMERICAN  
File # 206487E

Asset 1962448455

July  
S Y  
P S  
S N  
SC Y  
INT NS

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**STATE OF ILLINOIS**  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 JAN. -3.11

STATE TAX

000070477 #

REAL ESTATE TRANSFER TAX
00020.00
FP 103027

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
 REVENUE STAMP  
 JAN. -3.11

000070426 #

REAL ESTATE TRANSFER TAX
01010.00
FP 103028

**CITY OF CHICAGO**  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 CITY TAX  
 JAN. -3.11

000071850 #

REAL ESTATE TRANSFER TAX
00210.00
FP 102812

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, 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 Authorized Agent, the day and year first above written.

Homesales, Inc.  
Martha Kimbrell  
By: Martha Kimbrell  
Its: Assistant Vice President

STATE OF California  
San Diego  
COUNTY

On this date, before me personally appeared \_\_\_\_\_, pursuant to a delegation of authority, to me known to be the person who executed the foregoing instrument on behalf of the Seller, and acknowledged that he/she executed the same as his/her free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of \_\_\_\_\_ aforesaid, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Notary Public

My term Expires: \_\_\_\_\_

**SEE ATTACHMENT**

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Gian Franco Dellabontina  
7838 W. Carmen  
Norridge Ill 60706

Gian Franco Dellabontina  
7838 W. Carmen  
Norridge Ill 60706

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## ACKNOWLEDGMENT

State of California  
County of San Diego )

On NOV 04 2010 before me, Bridget Salas, Notary Public  
(insert name and title of the officer)

personally appeared Martha Kimbrell, Asst. 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 Bridget Salas (Seal)



Pres. of Cook County Clerk's Office

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HOMESALES, INC.

## INCUMBENCY CERTIFICATE

I HEREBY CERTIFY that I am the duly elected and qualified Assistant Secretary of Homesales, Inc. and that the following individuals, holding the title set forth opposite his/her name, is a duly elected officer of Homesales, Inc. and is authorized to execute legal documents, including deeds and affidavits, on behalf of Homesales, Inc.

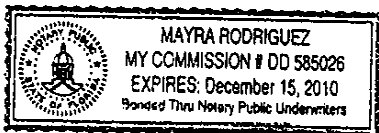
Jenena Blackburn	Asst. Vice President
Richard Alexander	Asst. Vice President
Heidi Brodersen	Asst. Vice President
Carol Wilkinson	Asst. Vice President
Summer Runningwolf-Wade	Asst. Vice President
Martha G. Kimbrell	Asst. Vice President
Deborah Sarot	Asst. Vice President

*Diane Towns*  
Diane Towns  
Assistant Secretary

Dated: July 10, 2009

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

On this 10th day of July, 2009, before me the undersigned notary public, personally appeared Diane Towns, Assistant Secretary of Homesales, Inc., who proved to me through satisfactory evidence of identification, which was to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose, and signed this document as her free act and deed, and the free act and deed of Homesales, Inc., in her capacity as Assistant Secretary.



*Mayra Rodriguez*  
Notary Public: *Mayra Rodriguez*  
My Commission Expires: *12/15/2010*

**DONE AT CUSTOMER'S REQUEST**

THE SIGNATURES OF THE PARTIES EXECUTING THIS DOCUMENT ARE COPIES AND ARE NOT ORIGINAL SIGNATURES.\*