



11013410520

Doc#: 1101341052 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/13/2011 12:55 PM Pg: 1 of 4

FIDELITY NATIONAL TITLE B012264

SPECIAL WARRANTY DEED
GENERAL

Property of Cook County Clerk's Office

THE GRANTOR(S), AURORA LOAN SERVICES LLC, of the city of _____, County of _____, Commonwealth of _____, for and in consideration of Ten Dollars (\$10.00) in hand paid, remise(s), release(s), alien(s), and convey(s) to, GUY SIGNORELLI (Grantee's Address) 51 Conti Parkway #2 Elmwood Park, IL, of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

BOX 15

(SEE ATTACHED)

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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, subject to the following:

SUBJECT TO: Property and Title taken AS IS condition, Seller makes no representations or Warranties of any kind or nature, other than Seller's right to transfer title hereunder, subject to general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 12-25-314-053-1004
Address of Real Estate: 51 Conti Parkway unit B1, Elmwood Park, IL 60707
Dated this 2 day of December, 2010

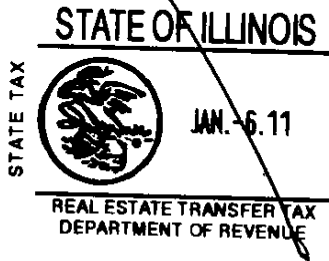
S Y
P 4
S N
SC Y
INT Y

Scott Keeter
Grantor **Scott Keeter, Vice President**

Grantee

Grantee

UNOFFICIAL COPY



0000005423
REAL ESTATE TRANSFER TAX
0004600
FP 102809

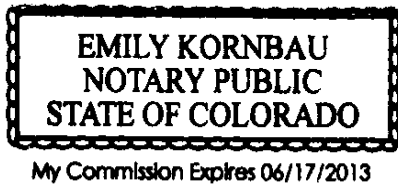
STATE OF Colorado, COUNTY OF Jefferson ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

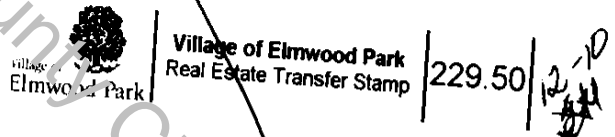
Scott Keeter, Vice President

personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 20th day of Dec., 2010



Emily Kornbau (Notary Public)

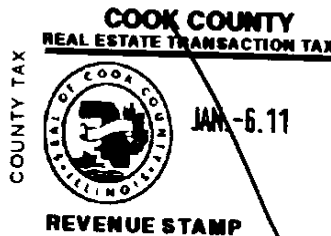


Prepared By:

Law Office of A Schenker
400 W. Grand St
Suffolk, Va 22450

Mail To:

Beaulieu Law Office
5339 W. Belmont Ave
Chicago, IL 60641



0000005416
REAL ESTATE TRANSFER TAX
0002300
FP326707

Name and Address of Taxpayer/Address of Property:

Guy Signorelli
57 Conte Parkway #2
Elmwood Park IL 60707

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

203 N. LASALLE #2200, CHICAGO, ILLINOIS 60601

PHONE: (312) 621-5000
FAX: (312) 621-5033

ORDER NUMBER: 2010 013012264 SCF
STREET ADDRESS: 50 CONTI PARKWAY

CITY: ELMWOOD PARK COUNTY: COOK COUNTY
TAX NUMBER: 12-25-314-053-1004

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 1B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE PARKWAY ESTATES CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0601715164 IN THE WEST 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-7 AND STORAGE SPACE S-3, LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0601715164.

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Property was acquired by seller through foreclosure. Seller has no knowledge of prior matters. All prorations are final. No adjustments for taxes or other items will be made after closing.

STATEMENT BY GRANTOR AND GRANTEE

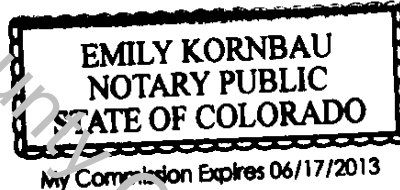
The Grantor or his Agent affirms that, to the best of his knowledge the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business-or acquire title to real estate under the laws of the State of Illinois.

Dated Dec 2, 2010

Signature: Scott P. Keeter
Scott Keeter, Vice President

Aurora Loan Services, LLC, by LPS Asset Management Solutions, Inc., as Attorney in fact.

Subscribed and sworn to before me
By the said Scott Keeter, Vice President
This 2 day Dec, 2010
Notary Public: [Signature]



The Grantee or his Agent affirms that, to the best of his knowledge the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business-or acquire title to real estate under the laws of the State of Illinois.

Dated _____, 20____

Signature: _____

Subscribed and sworn to before me
By the said _____
This _____ day _____, 20____.
Notary Public: _____

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C Misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.