

UNOFFICIAL COPY



11013221240

Doc#: 1101322124 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/13/2011 02:25 PM Pg: 1 of 3

Property of Cook County Clerk's Office

COVER SHEET

Parkes Title
1L6590

C.F.
9

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

This Agreement, made this 19th day of November, 2010, between Aurora Loan Services, LLC, by First American KFO Servicing, A Division of First American Default Information Services, LLC as Attorney in Fact, a corporation created and existing under and by virtue of the laws of the State of ____, and duly authorized to transact business in the State of Illinois, party of the first part, and

a married man
 Cesario H. Ortiz, 4717 N. Winthrop, Chicago, IL 60640
 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 the authority of the Board of Directors of said Corporation, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY all the following described real estate, situated in the County of COOK, State of Illinois known and described as follows, to wit:

Lot 42 (except the South 1 foot thereof) in C.P. Dose's Subdivision of Block 13 (except the North 44 feet thereof) in Kimball's Subdivision of the East 1/2 of the Southwest 1/4 and the West 1/2 of the Southeast 1/4 of Section 26, Township 40 North, Range 14, East of the Third Principal Meridian (except the 25 acres of the Northeast corner) in Cook County, Illinois.

Permanent Index Number(s): 13-26-320-031-0000

Commonly Known As: 2534 N Lawndale Ave, Chicago, IL 60647

SUBJECT TO: covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements

Together with all and singular the herditaments 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 herditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/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 party of the second part. His/her/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.

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first party has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized representative.

By: Wayne Machol

Wayne Machol, Authorized Signor

Aurora Loan Services, LLC, by First American REO Servicing, A Division of First American Default Information Services, LLC as Attorney in Fact

State of COLORADO)
County of DENVER)

SS.

I, SUZANNE STOLOW, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that WAYNE MACHOL, personally known to me to be the Authorized Representative of Aurora Loan Services, LLC, by First American REO Servicing, A Division of First American Default Information Services, LLC as Attorney in Fact, a Corporation, and 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 as such Authorized Representative, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed hereto, 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.

** authorized signor*

Given under my hand and official seal, this 19th day of November, 2010.

Suzanne Stolor
Notary Public

SUZANNE STOLOW
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Mar. 4, 2014

Real Estate
Transfer
Stamp

\$2,625.00

Batch 2,309,812



3/4/2014
My Commission Expires

This instrument Prepared by:
Potestivo & Associates, P.C.
134 N. LaSalle, Ste. 1110
Chicago, IL 60602

Neil Narut

Mail to:

Cesario H. Ortiz
4717 N. Winthrop
Chicago, IL 60640

2534 N. LAUNDALE Ave
Chicago IL 60647

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
JAN. 13. 11
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
0000073878
0012500
FP 103042

City of Chicago
Dept. of Revenue
608521

1/13/2011 13:33

dr00764

SEND SUBSEQUENT TAX BILLS TO:

Cesario H. Ortiz
2534 N. LAUNDALE Ave
Chicago IL 60647

STATE OF ILLINOIS
JAN. 13. 11
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
0000061590
0025000
FP 103037