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Doc#: 1104155024 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/10/2011 11:21 AM Pg: 1 of 4

Mail to:
Esther Izquierdo
4511 Kings Walk Dr, #2A
Rolling Meadows, IL 60008

11012406
Fidelity

SPECIAL WARRANTY DEED

THE GRANTOR AURORA LOAN SERVICES, LLC, a limited liability corporation created and existing under and by virtue of the laws of the state of Delaware, and duly authorized to transact business in the State of Illinois, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Board of Directors of said corporation does hereby **SELL** and **CONVEY** to ESTHER IZQUIERDO, of 212 Glen Ellyn, Apt 201, Bloomingdale, IL 60108, the real estate situated in the County of COOK, State of Illinois, to wit;

PARCEL 1

UNIT NUMBER 4511-2A IN THE KINGS WALK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94341472; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY DECLARATION RECORDED AS DOCUMENT 94341471 OVER THE COMMON AREAS DEFINED THEREIN.

Subject to: the following reservations from and exceptions to the conveyance and the warranty of title made herein shall apply:

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property, (hereintofore, the

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heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its CONNOR NOVE, AVP. this day of January 4, 2011.

AURORA LOAN SERVICES, LLC

by [Signature]

CITY OF ROLLING MEADOWS	
REAL ESTATE TRANSFER TAX	
DATE	1-19-11 \$ 24.00
ADDRESS	4511 Kingswood 8757 Initial [Signature]

STATE TAX

STATE OF ILLINOIS

FEB. 10. 11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000013525

REAL ESTATE TRANSFER TAX
0005800
FP 103043

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

FEB. 10. 11

REVENUE STAMP

0000013394

REAL ESTATE TRANSFER TAX
0002900
FP 103046

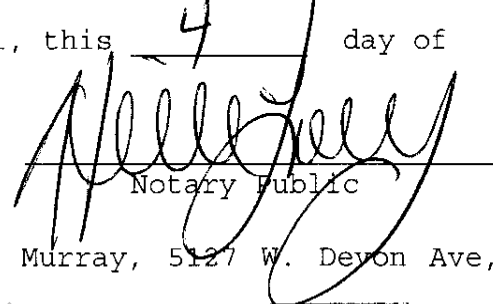
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State of Colorado
County of Douglas

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that DAVEY R. NOVE personally known to me to be the AVP of **AURORA LOAN SERVICES, LLC** and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and severally acknowledged that as such he 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 his 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 4 day of JANUARY 2011.

Commission expires 12/15/12


Notary Public

This instrument prepared by Mary F. Murray, 5127 W. Devon Ave, Chicago, Illinois, 773-792-2577.

Heidi Long
NOTARY PUBLIC
State of Colorado

My Commission Expires Dec 15, 2012

Mail Tax Bill to: ESTHER IZQUIERDO
4511 KINGS WALK DR, 2A
BLOOMINGDALE, IL 60108

PROPERTY OF COUNTY CLERK'S OFFICE

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"Property");

- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character in the oils, gas, or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants , terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) All ad valorem taxes, fees and assessments. If any; for the current year and all prior and subsequent years the payment of which Grantee assumes (at the time of transfer of title) And all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to the presence or absence of improvements, if any; on the Property), ownership, or both the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

Commonly known as 4511 KINGS WALK DR, #2A, ROLLING MEADOWS, IL 60008

PIN 02-26-117-013-1005

TO HAVE AND TO HOLD the premises aforesaid, With all and singular rights, privileges, appurtenances and immunities thereto belonging or in any ways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its