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Chicago Title Insurance Company

**SPECIAL WARRANTY DEED**  
(Corporation to Individual)

Doc#: 1105933154 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/28/2011 02:45 PM Pg: 1 of 3

THIS INDENTURE, made this 26 day of JANUARY, 2011 between AURORA LOAN SERVICES, LLC., duly authorized to transact business in the State of ILLINOIS, party of the first part, and NICOLE NEMMERS, party of the second part, (GRANTEE'S ADDRESS) 415 E. WILSON ST., PALATINE, Illinois 60074.

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

**SUBJECT TO:**

- a) all easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portions of the herein described property (hereinafter, the "Property");
- b) all valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- c) 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 portions of the Property, but only to the extent that same are still in effect;
- d) all presently recorded instruments (other than liens and conveyances by, through or under the grantor) that affect the Property and portions thereof;
- e) ad valorem taxes, fees and assessments, if any, for the current year to be prorated, and all prior and subsequent years, the payment of which Grantor assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to changes 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
- f) any conditions that would be revealed by a physical inspection and survey of the Property.

Permanent Real Estate Index Number(s): 02-14-408-024-0000

Address(es) of Real Estate: 415 EAST WILSON STREET, PALATINE, Illinois 60074

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.

S P S S  
N T S  
M W

PROPERTY NATIONAL TITLE 643713F

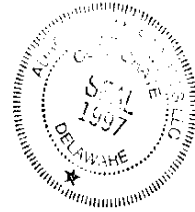
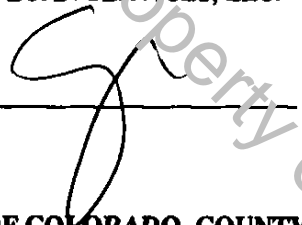
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And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises 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, **WILL WARRANT AND FOREVER DEFEND.**

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 COREY R. LOVE, AIA the day and year first above written.

AURORA LOAN SERVICES, LLC.

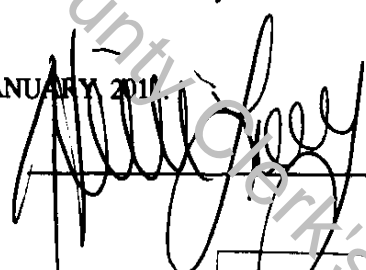
By \_\_\_\_\_



STATE OF COLORADO, COUNTY OF DOUGLAS ss.

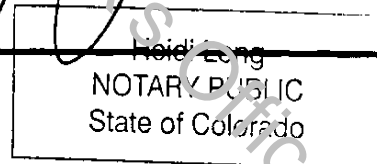
I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that above signed, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that they 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 10 day of JANUARY 2011.



(Notary Public)

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



My Commission Expires Dec 15, 2012

**Mail To:**  
Law Ofc Peter A Johnson  
4 EAST HURON STREET  
Chicago, Illinois 60611

**Name & Address of Taxpayer:**  
NICOLE NEMMERS AND ERIK VITOLS  
415 EAST WILSON STREET  
PALATINE, Illinois 60074

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## FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE

ORDER NO.: 2010 643713F OPF

SCHEDULE A (CONTINUED)


YOUR REFERENCE: 415 E. WILSON ST.

EFFECTIVE DATE: December 16, 2010

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:  
 LOT 1 (EXCEPT THE WEST 125.00 FEET (AS MEASURED ALONG THE SOUTH LINE), EXCEPT THE  
 EAST 188.75 FEET AND ALSO EXCEPT THE SOUTH 55.00 FEET THEREOF) IN BLOCK 4 IN A.T.  
 MCINTOSH AND COMPANY'S PALATINE NORTHWEST HIGHWAY ADDITION IN THE SOUTHWEST  
 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD  
 PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

STATE TAX

STATE OF ILLINOIS



FEB.-9.11

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


\* 0000005601

REAL ESTATE TRANSFER TAX
0013800
FP 102809

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



FEB.-9.11

REVENUE STAMP

\* 0000005592

REAL ESTATE TRANSFER TAX
0006900
FP326707