

UNOFFICIAL COPY



1110522081D

Doc#: 1110522081 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/15/2011 03:17 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

This Agreement made this 25 day of March, 2011, between AMTRUST REO I, LLC, a corporation created and existing under and by virtue of the laws of the State of FL, and duly authorized to transact business in the State of Illinois, party of the first part, and

M&A Builders & Remodeling, Inc., An Illinois Incorporation, 2300 Manor Lane, Park Ridge, Illinois 60068
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 44 in Hart and Frank's Subdivision of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 20-20-223-004-000

Commonly Known As: 6511 South Green Street, Chicago, Illinois 60621

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.

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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: Shannon Zepeda *Shannon Zepeda*
RESIDENTIAL CREDIT SOLUTIONS, INC, AS ATTORNEY IN FACT FOR AMTRUST REO I, LLC
Authorized signor

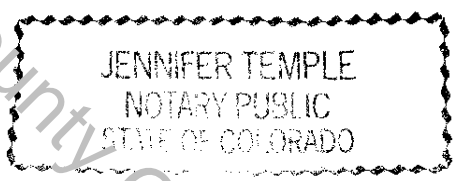
State of Colorado)
City and County of Denver)

SS.

I, Jennifer Temple ** authorized signor*, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Shannon Zepeda ***, personally known to me to be the Authorized Representative of RESIDENTIAL CREDIT SOLUTIONS, INC, AS ATTORNEY IN FACT FOR AMTRUST REO I, LLC, 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 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 25th day of March, 2011.

Jennifer Temple
Notary Public



5/12/2014
My Commission Expires

Real Estate Transfer Stamp \$168.00
Batch 2,708,386
City of Chicago Dept. of Revenue 610896
4/15/2011 10:05 dr00766

This instrument Prepared by:
Potestivo & Associates, P.C.
134 N. LaSalle, Ste. 1110
Chicago, IL 60602
Nail Nant
Mail to:
M&A Builders & Remodeling, Inc., An Illinois Incorporation
2300 Manor Lane
Park Ridge, Illinois 60068

SEND SUBSEQUENT TAX BILLS TO:
M&A Builders & Remodeling, Inc
2300 Manor Lane
Park Ridge, IL 60068

