

UNOFFICIAL COPY

FIDELITY NATIONAL TITLE

13012351

SPECIAL WARRANTY DEED
GENERAL JOINT TENANCY
THE GRANTOR(S), Aurora Loan Services, LLC., of the city of Littleton, County of Douglas, Commonwealth of Colorado, for and in consideration of Ten Dollars (\$10.00) in hand paid, remise(s), release(s), alien(s), and the grantor hereby covenants with said grantee and to none other, TERESA MENDIOLA AND (Grantee's address) - LUIS M. CARO 5241 S. HUMAN AS JOINT TENANTS

CHICAGO, IL 60632 of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit: (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): 16-03-427-038-1001
Address of Real Estate: 822 N Keeler Ave., 1, Chicago, IL 60651
Dated this 2 day of May, 20 11

Grantor

Aurora Loan Services, LLC, BY LPS ASSET MANAGEMENT SOLUTIONS, INC., AS ATTORNEY IN FACT

Norma J. Dudgeon, AYP

STATE OF Colorado COUNTY OF Jefferson ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Norma J. Dudgeon, AYP

personally known to me to be the person(s) whose name is subscribed to the foregoing instrument, appeared before me this 2 day in person, and acknowledged that they signed, sealed, and delivered the said instrument as a free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2 day of May, 20 11

Notary Public

Prepared By: Law Offices of Alan T. Schencker 400 W. Dundee, Suite 3, Illinois 60089
Mail To: TERESA MENDOZA, 5241 S. HUMAN, CHICAGO, IL 60632

Barcode with Doc#: 1115846050 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 06/07/2011 10:12 AM Pg: 1 of 3

FIDELITY NATIONAL TITLE 13012351

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NELLIE PERRY NOTARY PUBLIC STATE OF COLORADO My Commission Expires 03/01/2015

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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 013012351 SCF
STREET ADDRESS: 822 N. KEELER, UNIT G


CITY: CHICAGO COUNTY: COOK COUNTY
TAX NUMBER: 16-03-427-038-1001

LEGAL DESCRIPTION:

UNIT G IN THE 822 NORTH KEELER CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 15 IN BLOCK 1 IN EDWARD T. NOONAN'S WEST CHICAGO AVENUE ADDITION IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY HAS BEEN ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 6, 2007 AS DOCUMENT NUMBER 0706515001, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

CITY OF CHICAGO

CITY TAX



JUN.-2.11


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000991

REAL ESTATE TRANSFER TAX
0014700
FP 102803

COOK COUNTY

COUNTY TAX



JUN.-6.11


REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000000187

REAL ESTATE TRANSFER TAX
0000700
FP 103047

STATE OF ILLINOIS

STATE TAX



JUN.-6.11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000188

REAL ESTATE TRANSFER TAX
0001400
FP 103036

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STATEMENT BY GRANTOR AND AGENT

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 2 May, 20 11

Signature: _____

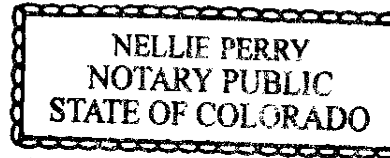
Aurora Loan Services, LLC, BY LPS ASSET MANAGEMENT SOLUTIONS, INC.,
AS ATTORNEY IN FACT

Norma J Dudgeon, AVP

Subscribed and sworn to before me
By the said Norma J. Dudgeon, AVP

This 2 day May, 20 11

Notary Public: _____



My Commission Expires 03/01/2015

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.

FIDELITY NATIONAL TITLE 3012351

Property was acquired by seller through foreclosure. Seller has no knowledge of any other All provisions for taxes or other items will be made after

Property of Cook County Clerk's Office