

UNOFFICIAL COPY



After Recording Return to:
RETURN TO:
WORLDWIDE RECORDING, INC.
9801 LEGLER RD
LENEXA, KS 66219
1-800-316-4682

Doc#: 1120010091 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/19/2011 02:56 PM Pg: 1 of 2

This Instrument was prepared under the supervision of:
P. Desantis, Esq
By: Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
866-755-6300

This space for recording information only

7006129

Mail Tax Statements To:
Adolfo Villanueva
574 S SACRAMENTO
CHICAGO IL 60629

11NR12031(MF) Property Tax ID#: 20-17-317-017-0000

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 2nd day of June 2011, QUADRANT RESIDENTIAL CAPITAL II, LLC, a limited liability company organized in the state of Texas, with a business address of 3333 Douglas Avenue, Suite 1350, Dallas, TX 75225, hereinafter called GRANTOR, conveys to ADOLFO VILLANUEVA, a single/married/unmarried person, residing at 574 S. SACRAMENTO CHICAGO IL 60629 hereinafter called GRANTEE:

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of TEN THOUSAND AND 00/100 DOLLARS (\$10,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

LOT 31 IN BLOCK 11 IN BELLEVILLE, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PROPERTY AS CONVEYED TO QUADRANT RESIDENTIAL CAPITAL III, LLC BY DEED RECORDED FEBRUARY 7, 2011 AS DOCUMENT NUMBER 1103844119 IN COOK COUNTY, ILLINOIS.

Property Address: 6129 South Justine, Chicago, Illinois 60636
The legal description was obtained from a previously recorded instrument.

20-17-317-017
BOX 162
1194-0024

SUBJECT ONLY TO THE FOLLOWING, IF ANY: GENERAL REAL ESTATE TAXES NOT PAID AND PAYABLE AT TIME OF CLOSING, COVENANTS, CONDITIONS, RESTRICTIONS OF

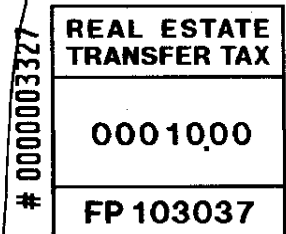
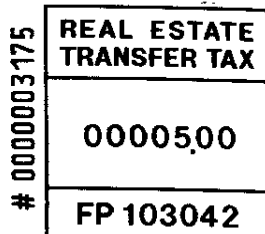
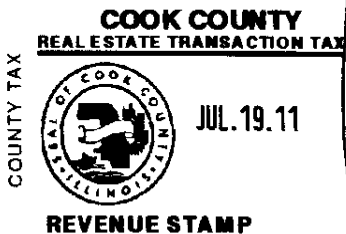
City of Chicago
Dept. of Revenue
613494



Real Estate
Transfer
Stamp
\$105.00

7/19/2011 14:34
dr00764

Batch 3,278,259



UNOFFICIAL COPY

RECORD, BUILDING LINES AND EASEMENTS IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH PURCHASER'S USE AND ENJOYMENT OF THE PROPERTY.

This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons. Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land. The undersigned persons executing this Deed on behalf of said Grantor corporation/government entity represent and certify that they are duly elected officer or other corporate official of said entity and have been fully empowered by proper resolution to execute and deliver this deed; that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 2nd day of June, 2011.

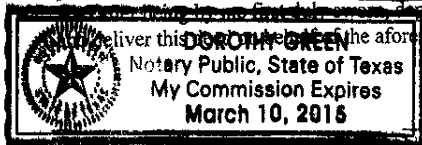
Recording state does not require witnesses.

QUADRANT RESIDENTIAL CAPITAL II, LLC

By: 
RANDY FLEISCHER, Manager

STATE OF Texas COUNTY OF Dallas

ACKNOWLEDGED BEFORE ME, on the 2nd day of June, 2011, the undersigned authority, personally appeared RANDY FLEISCHER, Manager of QUADRANT RESIDENTIAL CAPITAL II, LLC, on behalf of said partnership, with full authority to act for said partnership in this transaction, who is known to me or has shown _____ as identification, _____, and he/she has the full legal authority to execute and deliver this instrument.




DOROTHY GREEN
NOTARY PUBLIC, My Commission Expires 3/10/15

This instrument was prepared without benefit of a title search or examination, and the preparer neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.**