

UNOFFICIAL COPY



Doc#: 1120933031 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/28/2011 09:42 AM Pg: 1 of 2

STS 12/10/06 J. Hall @ LWD

SPECIAL WARRANTY DEED

This Agreement, made this 5th day of July, 2011, between AURORA LOAN SERVICES, LLC, a corporation created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the State of Illinois, party of the first part, and

George Lemieux and Marian Fredescu, 9710 W. Fullerton Avenue, Melrose Park, IL 60164, party of the second part, *as tenants in common.*

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 4 IN BLOCK 3 IN FULLERTON GARDENS SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 12-28-412-004-0000

Commonly Known As: 9710 W Fullerton Ave, Melrose Park, IL 60164

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.

PS
SC
INT
[Handwritten initials]

[Handwritten mark]

BOX 28 34 30 05

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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: Sharon Garcia

AURORA LOAN SERVICES, LLC BY CORELOGIC REO SERVICES, A DIVISION OF CORELOGIC DEFAULT INFORMATION SERVICES, LLC AS ATTORNEY IN FACT

State of COLORADO)
County of DENVER)

SS.

I, SUZANNE STOLOW, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that SHARON GARCIA, personally known to me to be the Authorized Representative of AURORA LOAN SERVICES, LLC BY CORELOGIC REO SERVICES, A DIVISION OF CORELOGIC DEFAULT INFORMATION SERVICES, LLC AS ATTORNEY IN FACT, 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 5th day of July, 2011.

Suzanne Stalow
Notary Public

SUZANNE STOLOW
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Mar. 4, 2014

3/4/2014
My Commission Expires

This instrument Prepared by:
Potestivo & Associates, P.C.
223 W. Jackson Blvd, Suite 610
Chicago, IL 60606

STATE OF ILLINOIS
STATE TAX
0000012260
JUL.21.11
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0009900
FP 102608

Mail to:
George Lemieux
Marian Predescu
9710 W. Fullerton Avenue
Melrose Park, IL 60164

SEND SUBSEQUENT TAX BILLS TO:
George Lemieux
9710 W. Fullerton Ave.
Melrose Park IL 60164

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
0000010076
JUL.21.11
REAL ESTATE TRANSFER TAX
REVENUE STAMP
0004950
FP 102802