

UNOFFICIAL COPY



Doc#: 1122242165 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/10/2011 02:35 PM Pg: 1 of 3

This document prepared by:
Boiko & Osimani, PC, Attorneys at Law
3447 N Lincoln Ave.,
Chicago, IL 60657

After recording send to:
9239 S. Ellis
Chicago IL 60619

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Chicago IL 60619

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this JUN 28 2011 day of _____, 2011, by and between **OWB REO, LLC**, a _____, whose address is 2900 Esperanza Crossing, 3rd Floor, Austin, TX 75758 ("**Grantor**") and **Marcellus Brown**, a _____, whose address is _____ ("**Grantee**").

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the City of **Chicago**, County of **Cook**, State of Illinois:

For a complete description of the property, see Exhibit A attached hereto and made a part hereof. **FIDELITY NATIONAL TITLE**

This conveyance is made subject to the items listed on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its heirs, or successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that the title and quiet possession to the hereinabove described property it will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

Address of Property: 1225 East 71st Street, Chicago, IL 60619
Permanent Real Estate Index Number: 20-26-200-010-0000

BOX 15

461 7293F

Fidelity

S
P
K
Y
12/31/11

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WITNESS the signature of the Grantor the day and year first above written.

OWB REO, LLC

By: *Jeannie Cisneros*

Name: Jeannie Cisneros

Title: AVP/REO

Jeannie Cisneros AVP/REO

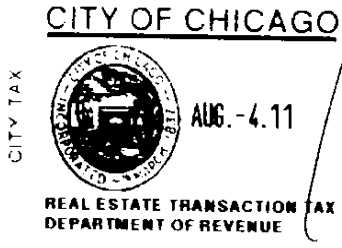
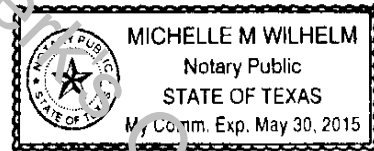
STATE OF TEXAS)
 TRAVIS)ss.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeannie Cisneros AVP/REO personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such _____ of OWB REO, LLC, a _____ for the uses and purposes therein set forth.

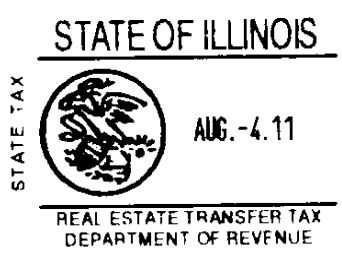
Given under my hand and official seal, this _____ day of JUN 28 2011, 2011.

Michelle M. Wilhelm
Notary Public

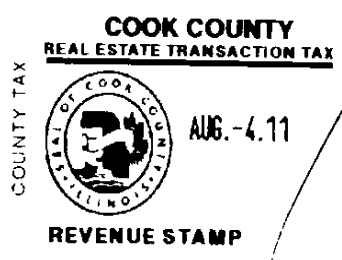
Commission expires _____



REAL ESTATE TRANSFER TAX
00105.00
FP 102803



REAL ESTATE TRANSFER TAX
00010.00
FP 102809



REAL ESTATE TRANSFER TAX
00005.00
FP326707

FIDELITY NATIONAL TITLE INSURANCE COMPANY



ORDER NUMBER: 2010 617293F OCF
STREET ADDRESS: 1225 E 71ST ST

CITY: CHICAGO COUNTY: COOK COUNTY
TAX NUMBER: 20-26-200-010-0000

LEGAL DESCRIPTION:
LOT 10 IN BLOCK 4 IN JOHN G. SHORTALL TRUSTEE'S SUBDIVISION OF THE NORTH 1/2 OF THE
NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

AGENT:
BOIKO & OSMANI, P.C.
3447 N. LINCOLN AVE.
CHICAGO, ILLINOIS 60657

Property of Cook County Clerk's Office