

# UNOFFICIAL COPY

FIRST AMERICAN TITLE

ORDER # 2125242



SPECIAL  
WARRANTY DEED



Doc#: 1129112000 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/18/2011 08:09 AM Pg: 1 of 3

THIS INDENTURE, made this 14 day of August 2011, between Gus Kangadis, **GRANTEE**, and **GMAC MORTGAGE, LLC** a Limited Liability Company created and existing under and by virtue of the laws of the State of Texas and duly authorized to transact business in the State of Illinois, **GRANTOR**, WITNESSETH, that the Grantor for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, and the State of Illinois known and legally described on **Exhibit A attached hereto**.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And the grantor, for himself, and his successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that he 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, he WILL WARRANT AND DEFEND, subject to those exceptions listed on **Exhibit A attached hereto**.

*See Exhibit "A" attached hereto and made a part hereof*

| REAL ESTATE TRANSFER |           | 10/11/2011 |
|----------------------|-----------|------------|
|                      | COOK      | \$127.50   |
|                      | ILLINOIS: | \$255.00   |
|                      | TOTAL:    | \$382.50   |

10-34-300-047-0000 | 20111001600243 | 9TKP2S

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, by its authorized signing officer, and attested by its authorized signing officer.

Dated this 16 day of August, 20 11.

IMPRESS  
CORPORATE SEAL  
HERE

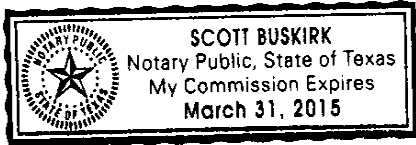
GMAC Mortgage, LLC

BY: [Signature]  
Print Name: Jamey Davis  
Attest: [Signature]  
Print Name: NP Hall

STATE OF TEXAS, COUNTY OF DEKOR ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jamey Davis and NP Hall, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16 day of August, 20 11.



[Signature] (Notary Public)

Prepared by:  
Bruce K. Shapiro, Esq.  
555 Skokie Blvd.,  
Suite 500  
Northbrook, IL 60062

Mail To:  
Zeidman & Associates Ltd.  
5743 W. Irving Park Rd.  
Chicago, IL 60634

Name and Address of Taxpayer:  
Gus Kangadis  
6707 N. ULCERD  
LINCOLNWOOD, ILL 60712

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## Exhibit "A" – Legal Description

THAT PART OF LOTS 20 AND 21 IN BLOCK 7 IN GOODSON AND WILSON'S PRATT BOULEVARD AND CICERO AVENUE HIGHLANDS AND THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT TO SAID LOTS 20 AND 21 IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 30 THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 236.33 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 117.99 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 36.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 117.99 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 38.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

IN Cook COUNTY, ILLINOIS

Subject to: General real estate taxes not due and payable at closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Real Estate Index Number (s): 10-24-300-047-0000

Address of Real Estate: 6707 North Cicero Avenue, Lincolnwood, IL 60712