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Doc#: 1200510074 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/05/2012 04:17 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

GRANTOR, BANCO POPULAR NORTH AMERICA (herein, "Grantor"), whose address is 120 Broadway, New York, NY 10271, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, GRANTS, BARGAINS AND SELLS to **GRANTEE**, ASSETS RECOVERY 23, LLC (herein, "Grantee"), whose address is 1900 Sunset Harbour Drive 2nd Floor, Miami Beach, FL 33139, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 7240 N Ridge Boulevard,
Chicago, IL 60645

Permanent Index Number: 11-30-322-042-1012

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

To have and to hold said premises forever.

Dated this 14 day of December 2011.

City of Chicago
Dept. of Revenue

617899

1/5/2012 15:16

dr00193



Real Estate
Transfer
Stamp

\$162.75

Batch 3,999,161

~~When recorded return to:~~

~~ASSETS RECOVERY 23, LLC
1900 SUNSET HARBOUR DRIVE
2ND FLOOR
MIAMI BEACH, FL 33139~~

Send subsequent tax bills to:

ASSETS RECOVERY 23, LLC
1900 SUNSET HARBOUR DRIVE
2ND FLOOR
MIAMI BEACH, FL 33139

This instrument prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

After recording, return to:
The Accurate Group of Texas
50 Briar Hollow Lane, Suite 210W
Houston, TX 77027

Y
3
N
X
CB

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3

GRANTOR

Banco Popular North America

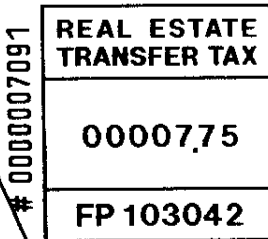
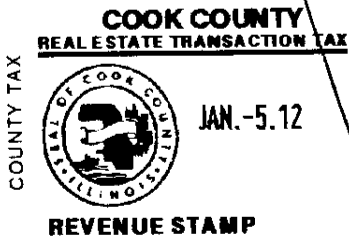
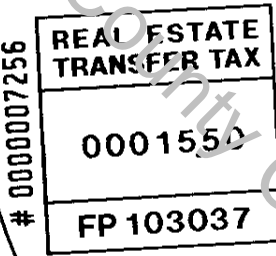
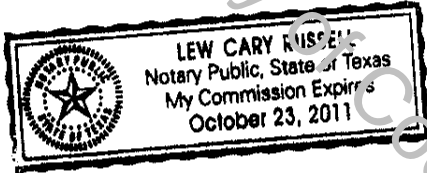
By: [Signature]
Printed Name: J.M. Carr
Title: SVP

STATE OF Texas
COUNTY OF Harris

This instrument was acknowledged before me on June 30th 2011 by J.M. Carr, as SVP of Banco Popular North America.

[Affix Notary Seal]

Notary signature: [Signature]
Printed name: Lew Cary Russell
My commission expires: 10-23-11



Property of Cook County Clerk's Office

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EXHIBIT A

[Legal Description]

PARCEL 1: UNIT 304 IN THE 7240 NORTH RIDGE ROAD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 4.1 FEET OF LOT 3, ALL OF LOTS 4 AND 5 (EXCEPT THE SOUTH 40 FEET THEREOF) IN BLOCK 11 IN CONGDON'S RIDGE ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF THE SOUTH 50 ACRES OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0021109129, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-4, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE FORESAID DECLARATION OF CONDOMINIUM.

Commonly known as 7240 NORTH RIDGE BOULEVARD, UNIT 304, Chicago, IL 60645

Property Index No. 11-30-322-042-1012

This property is NOT the homestead real property of grantor.