



Doc#: 1202704070 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/27/2012 01:12 PM Pg: 1 of 4

Special Warranty Deed

BOX 15

ENS - 11012505

Above Space for Recorder's Use Only

THIS AGREEMENT between Indymac Venture, LLC , party of the first part, and Maria G. Roldan and Edwin E. Roldan party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and 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 said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: (see legal description rider attached as page 3 hereto).

* WIFE AND HUSBAND AS TENANTS BY THE ENTIRETY.

Together with all and singular the hereditaments 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

FIDELITY NATIONAL TITLE

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; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise. The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply

1. All easements, rights of way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or mineral of record in any county in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. all presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership or both, the payment of which Grantee assumes; and
6. Any conditions that would be revealed by a physical inspection and/or survey of the Property.

SUBJECT to: General Taxes for the year 2010 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 12-01-311-056-0000
Address(es) of Real Estate: 7721 West Victoria Street, Chicago, Illinois 60631

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SC
INT

UNOFFICIAL COPY

The date of this deed of conveyance is _____ 2011.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Seal to be hereto affixed, and has caused its name to be signed on the date stated herein.

By: INDYMAC VENTURE, LLC,
a Delaware limited liability company

By: OneWest Bank, FSB,
a federal savings bank,
its servicing agent

By: _____ (signature)

Name of Party Signing: *Peter Kojkowski*

Title of party signing: *Vice President*

Property of Cook County Clerk's Office

State of _____

County of _____

ss.

See Attached Act.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ personally known to me to be AUTHORIZED SIGNATORY FOR the above signed, 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 he/she signed and delivered the said instrument, pursuant to authority, as their free and voluntary act, and as the free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and official seal _____, 2011

(Impress Seal Here)
(My Commission Expires _____)

Notary Public

This instrument was prepared by:
Mark Edison

1415 W. 22nd Street, Tower Floor
Oak Brook, IL 60523

Send subsequent tax bills to:

*EDWIN E. BOLDAN
7721 W. VICTORIA
CHICAGO IL 60631*

Recorder-mail recorded document to:

Joseph La Zara, Esq.
La Zara & Associates
7246 W. Touhy Ave.
Chicago, IL 60631

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File No: 12-01-311-056
Special Warranty Deed
Cook County, IL

ACKNOWLEDGEMENT

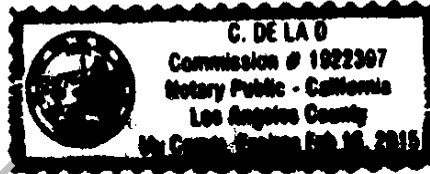
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES SS.

On December 21, 2011 before me C. De La O, Notary Public personally appeared Peter Konkowski who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *C. De La O*



Cook County Clerk's Office

UNOFFICIAL COPY


LEGAL DESCRIPTION RIDER

LOT 13 IN "THORNDALE" BEING SCHAVILJE AND KNUTH'S RESUBDIVISION OF PART OF LOT 4 IN FREDERICK KOEHLER ESTATE SUBDIVISION OF THE WEST 1/2 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 1473293.

Property of Cook County Clerk's Office

CITY OF CHICAGO

CITY TAX



JAN. 24. 12


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001737

REAL ESTATE TRANSFER TAX
02656.50
FP 102803

STATE OF ILLINOIS

STATE TAX



JAN. 24. 12

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000006991

REAL ESTATE TRANSFER TAX
0025300
FP 102809

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX



JAN. 24. 12

REVENUE STAMP

0000006980

REAL ESTATE TRANSFER TAX
00126.50
FP326707