



Doc#: 1203042025 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/30/2012 09:24 AM Pg: 1 of 3

MAIL TO Chris Koczwaro
5832 S. Archer Ave.
Under Ave. Suite
Chicago, IL 60638

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE made this 26th day of Oct, 2011, between Amtrust REO 1, LLC, a corporation created and existing under and by virtue of the laws of the State of _____ and duly authorized to transact business in the State of ILLINOIS, party of the first part, and S & L Construction LLC, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, 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 described as follows, to wit:

SEE ATTACHED EXHIBIT A

BOX 15

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 21-31-102-028
PROPERTY ADDRESS(ES):

7956 S. Kingston Avenue, Chicago, IL, ~~60619~~

look 17 000019

IN WITNESS WHEREOF, said party of the first part has caused by its _____, the day and year first above written.

S Y
P 3
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S Y
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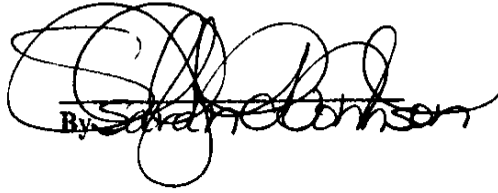
BOX 15

FIDELITY NATIONAL TITLE

120141714
Abce 1041

UNOFFICIAL COPY

Amtrust REO 1, LLC

By: 

STATE OF Colorado)
) SS
COUNTY OF Denver)

I, Sarah J. Wilson, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sarah C. Johnson, personally known to me to be the AVP for Amtrust REO 1, LLC, and 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 severally acknowledged that as the AVP, (s)he signed and delivered the said instrument their free and voluntary act, and as the free and voluntary act and deed for the uses and purposes therein set forth.

SIGNED OR ATTESTED BEFORE ME this 26th day of October, 2011.


NOTARY PUBLIC

My Commission Expires
June 25, 2012

My commission expires: _____

This Instrument was prepared by
PIERCE & ASSOCIATES, P.C.,
14930 S Cicero Ave., Ste 2A
Oak Forest, IL 60452
By: Carol Richie



PLEASE SEND SUBSEQUENT TAX BILLS TO:

S&L CONSTRUCTION, INC
17 W 044 BARR CANY LANE
WILLOW BROOK, IL 60527

REAL ESTATE TRANSFER	11/17/2011
CHICAGO:	\$247.50
CTA:	\$99.00
TOTAL:	\$346.50

21-31-102-028-0000 | 20111001602738 | FBWORB

REAL ESTATE TRANSFER	11/17/2011
COOK	\$16.50
ILLINOIS:	\$33.00
TOTAL:	\$49.50

21-31-102-028-0000 | 20111001602738 | Y05L1S

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EXHIBIT A

LOT 40 (EXCEPT THE NORTH 6 INCHES) AND THE NORTH 9 FEET OF LOT 39 IN BLOCK 2 IN 79TH STREET ADDITION TO CHELTENHAM BEACH, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF BALTIMORE AND OHIO RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office