

# UNOFFICIAL COPY



Doc#: 1203710065 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/06/2012 02:52 PM Pg: 1 of 3

Commitment Number: 134014  
Seller's Loan Number: 0030134787

This instrument prepared by: Jay Rosenberg, Esq., and reviewed by Ross M. Rosenberg, Esq.,  
Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249. (513) 247-  
9605

After Recording Return To:

PowerLink Settlement Services
345 Rouser Road. Building 5
Coraopolis, PA 15108
866-412-3636

## SPECIAL/LIMITED WARRANTY DEED

**American Home Mortgage Servicing, Inc.**, whose mailing address is: **4600 Regent Blvd., Ste. 200, Irving, TX 75063**, hereinafter grantor, for \$4,826.40 (Four Thousand Eight Hundred and Twenty-Six Dollars and Forty Cents) in consideration paid, grants with covenants of limited warranty to **Stonecrest Income and Opportunity Fund I, LLC**, hereinafter grantee, whose tax mailing address is **4300 Stevens Creek Blvd, #275, San Jose, CA 95129 (Phone Number: 408.557.0700)**, the following real property:

**The following described premises situated in the County of Cook, State of Illinois, to-wit:**

**Unit No. 07-A2W in Riverwood Condominium, together with its undivided percentage interest in the common elements, as defined and delineated in the declaration of condominium recorded in October 25, 1999 as Document Number 09000846, as amended from time to time, of Section 33, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

**Tax ID - 25-33-316-012-1047**

**Property Address is: 13707 <sup>S</sup> STEWART <sup>Ave</sup>, RIVERDALE, IL 60827**

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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **0833031080**

11/25/2008

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Executed by the undersigned on MAY 18 2011, 2011:

Nikkia Oliphant  
American Home Mortgage Servicing, Inc.

By: Nikkia Oliphant

Its: Assistant Secretary

STATE OF Texas  
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on MAY 18 2011, 2011 by Nikkia Oliphant its Assistant Secretary on behalf of American Home Mortgage Servicing, Inc, who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Heather E Cordova  
Notary Public

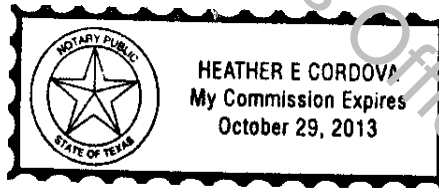
MUNICIPAL TRANSFER STAMP  
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45 Property Tax Code.

Date: \_\_\_\_\_

Buyer, Seller or Representative



STATE TAX

STATE OF ILLINOIS

FEB.-6.12

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

# 0000007795

REAL ESTATE TRANSFER TAX
00005.00
FP 103037

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

FEB.-6.12

REVENUE STAMP

# 0000007637

REAL ESTATE TRANSFER TAX
00002.50
FP 103042