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**SPECIAL
WARRANTY DEED**



Doc#: 1208733020 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/27/2012 09:16 AM Pg: 1 of 3



THIS INDENTURE, made this 17 day of March 2012, between Yaqun Liu and Ling-Chun Tsai, **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**.

as Tenants in Common

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		03/22/2012
	COOK	\$82.50
	ILLINOIS:	\$165.00
	TOTAL:	\$247.50

07-14-119-050-0000 | 20120101603032 | WXS5AV

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX

19485 *\$165.00*

Affidavit of Title Covenant and Warranty - Individual

F.A.T.I.C.

File # 2204856

FASTDocs 11/2002

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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 12 day of March, 20 12

IMPRESS
CORPORATE SEAL
HERE

GMAC Mortgage, LLC

BY: [Signature]

Print Name: Eddie Mendez
Authorized officer

Attest: [Signature]
Print Name: Teerayut Kaewpradit
Authorized officer

STATE OF Texas, COUNTY OF Dallas ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Eddie Mendez and Teerayut Kaewpradit 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 12 day of March, 20 12



[Signature] (Notary Public)

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

Mail To:

Name and Address of Taxpayer:
Yaqun Liu and Ling-Chun Tsai
616 Newbury Lane
Schaumburg, IL
60173

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Exhibit "A" – Legal Description

THAT PART OF LOT 36 LYING WESTERLY OF LINE FORMING AN ANGLE OF 80 DEGREES 44 MINUTES 08 SECONDS, AS MEASURED FROM WEST TO SOUTH, WITH THE NORTH LINE OF SAID LOT 36 FROM A POINT OF SAID NORTH LINE, 113.18 FEET, AS MEASURED ALONG SAID NORTH LINE, EAST OF THE NORTH WEST CORNER OF SAID LOT 36 AND LYING EASTERLY OF A LINE FORMING AN ANGLE OF 80 DEGREES 44 MINUTES 08 SECONDS, AS MEASURED FROM WEST TO SOUTH, WITH THE NORTH LINE OF SAID LOT 36, FROM A POINT OF SAID LINE, 86.84 FEET, AS MEASURED ALONG SAID NORTH LINE, EAST OF THE NORTH WEST CORNER OF SAID LOT 36 IN TOWN AND COUNTRY'S WEATHERSFIELD, BEING A RESUBDIVISION IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19, 1985 AS DOCUMENT NO. 85331727 AND CERTIFICATE OF CORRECTION RECORDED APRIL 11, 1986 AS DOCUMENT NO. 86139625, IN COOK COUNTY, ILLINOIS.

IN Cook COUNTY, ILLINOIS

Subject to: General real estate taxed 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): 07-14-119-050-0000

Address of Real Estate: 616 Newbury Lane, Schaumburg, IL 60173