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FIRST AMERICAN TITLE

ORDER # 2174419



SPECIAL WARRANTY DEED (Corporation to Individuals)

Doc#: 1209012073 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/30/2012 11:06 AM Pg: 1 of 2

TRUCAP REO CORP.

THIS INDENTURE is made this 16th day of March, 2012, between TruCap REO Corp., a Delaware corporation, party of the first part, and Michael VanZant and Shari VanZant, husband and wife, 1411 Abourndale Court, Wheeling, Illinois 60090, as joint tenants, parties of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid by the party of the second part, the receipt and sufficiency of which are hereby expressly acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents, does hereby REMISE, RELEASE and CONVEY unto said parties of the second part, their successors and assigns, forever, all of the following described land situated in the County of Cook and State of Illinois, to wit:

Unit Number 524-3-A in the Sheridan South Condominium as delineated on the plat of survey of the following described parcel of real estate:

Lots 11 to 14, in Block 1 in Keeney and Rinn's Addition to Evanston, said addition being a subdivision of part of the South 1/2 of the Southeast 1/4 of Section 19, Township 41 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration made by the American National Bank and Trust Company of Chicago, as Trustee under Trust Number 43116 recorded in the Office of the Recorder of Deeds of Cook County, Illinois on September 11, 1978 as Document Number 24620749, together with its undivided percentage interest in the common elements, in Cook County, Illinois.



Common Address: 524 Sheridan Road - Unit 3A, Evanston, Illinois 60202
Permanent Index No. 11-19-417-027-1016

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate. Property sold "AS IS" and "WHERE IS"

Together with all hereditaments and appurtenances thereunto belonging, or appertaining thereto, and all reversions, 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, in and to the above-described premises; TO HAVE AND TO HOLD the said premises as above-described, with the appurtenances, unto the said parties of the second part, their successors and assigns, forever.

Said party of the first part, for itself and its successors, does hereby represent, covenant, promise and agree, to and with said parties of the second part, their successors and assigns, that it has not done or suffered to be done, anything whereby the 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 them, it WILL WARRANT AND FOREVER DEFEND.

Page 1 of Special Warranty Deed
Sale of 524 Sheridan Road - Unit 3A, Evanston, Illinois 60202

REAL ESTATE TRANSFER		03/26/2012
	COOK	\$37.50
	ILLINOIS:	\$75.00
TOTAL:		\$112.50

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by Mitchell Sambers, and attested to by Alejandro J. Lopez, this 16 day of March, 2012.

TRUCAP REO CORP.

ATTEST

By:

Alejandro J. Lopez

Mitchell Sambers

STATE OF NEW YORK)
) §§
COUNTY OF WESTCHESTER)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named Mitchell Sambers, President of TruCap REO Corp., and the above-named Alejandro J. Lopez, Secretary of TruCap REO Corp., personally known to me to be the same persons who subscribed to the foregoing instrument, personally appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and official seal, this 16 day of March, 2012.

Melissa A. Chaffee
Notary Public

MELOSA A. CHAFFEE
Notary Public - State of New York
Registration #01CH6185679
Qualified in Dutchess County
Commission Expires April 21, 2012

Prepared by: James A. Larson, Esq.
Larson & Associates, P.C.
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Chicago, Illinois 60606

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2400 Ravine Way - Suite 200
Glenview, Illinois 60025

Send Tax: Michael VanZant and Shari VanZant
Bills To: 1411 Abourndale Court
Wheeling, Illinois 60090

CITY OF EVANSTON 025453
Real Estate Transfer Tax
City Clerk's Office

PAID MAR 20 2012 AMOUNT \$ 376.00

Agent ps