

# UNOFFICIAL COPY



Doc#: 1213604088 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 05/15/2012 09:58 AM Pg: 1 of 3





## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 19 day of April 2012, between U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005KS10 BY RESIDENTIAL FUNDING COMPANY, LLC AS ATTORNEY IN FACT, a National Association created and existing under and by virtue of the laws of the United States and duly authorized to transact business in the State of Illinois, **GRANTOR**, and Quickdraw Properties, LLC, **GRANTEE**, 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**.

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		05/08/2012
	COOK	\$24.00
	ILLINOIS:	\$48.00
	TOTAL:	\$72.00

29-27-101-011-0000 | 20120401604201 | 03S04N

First American Title  
Order # 2271556  
2 of 3

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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 19<sup>th</sup> day of APRIL, 20 12.

U.S. Bank National Association as Trustee for RASC 2005KS10  
by Residential Funding Company, LLC as attorney in fact

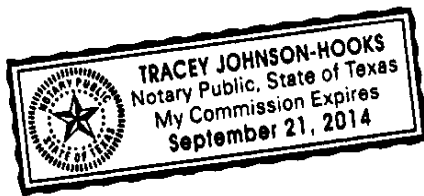
IMPRESS  
CORPORATE SEAL  
HERE

BY: [Signature]  
Print Name: Tyler Gosselin - AUTHORIZED OFFICER  
Attest: [Signature]  
Print Name: Scott Buskirk  
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 Tyler Gosselin and Scott Buskirk, 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 19 day of April, 20 12.



[Signature] (Notary Public)

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

**Mail To:**  
Quickdraw Properties  
712 S. Chester  
Park Ridge, IL 60068  
**Name and Address of Taxpayer:**  
Quickdraw Properties, LLC  
712 S. Chester  
Park Ridge, IL 60068

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## Exhibit "A" – Legal Description

**LOT 39 IN SHIRBIL ESTATES, BEING A SUBDIVISION OF PART OF LOT 6 IN K. DALENBERG'S SUBDIVISION OF SECTIONS 22 AND 27, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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): 29-27-101-011-0000**

**Address of Real Estate: 17167 Louis Avenue, South Holland, IL 60473**

Property of Cook County Clerk's Office