

# UNOFFICIAL COPY

1st AMERICAN TITLE order #

2020910



Doc#: 1215211031 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/31/2012 09:40 AM Pg: 1 of 3



2/2


## SPECIAL WARRANTY DEED



THIS INDENTURE, made this 20 day of May 2012, between **HOMECOMINGS FINANCIAL REAL ESTATE HOLDINGS, 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**, and **Eric Crawford**, **GRANTEE(s)** 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*

<b>REAL ESTATE TRANSFER</b>		05/21/2012
	<b>CHICAGO:</b>	\$1,425.00
	<b>CTA:</b>	\$570.00
	<b>TOTAL:</b>	\$1,995.00
20-02-400-038-0000   20120501602409   64HCKX		

<b>REAL ESTATE TRANSFER</b>		05/21/2012
	<b>COOK:</b>	\$95.00
	<b>ILLINOIS:</b>	\$190.00
	<b>TOTAL:</b>	\$285.00
20-02-400-038-0000   20120501602409   AMD8WC		

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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 it authorized signing officer.

Dated this 11<sup>TH</sup> day of MAY, 20 12.

IMPRESS  
CORPORATE SEAL  
HERE

Homecomings Financial Real Estate Holdings, LLC

BY: [Signature]  
Print Name: Tyler Gosselin - 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 Tyler Gosselin 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 11 day of May, 20 12.



[Signature] (Notary Public)

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

**Mail To:** Scott Pruden  
3540 W 95<sup>th</sup> St  
Evergreen Park IL 60805

**Name and Address of Taxpayer:**  
Eric Crawford  
4800 S Lake Park Unit 1509  
Chicago IL 60615

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## Exhibit "A" – Legal Description

THE NORTH 24 FEET OF LOT 71 AND ALL OF LOT 72 AND THE SOUTH 1 FOOT OF LOT 73 IN HIGGINS RESUBDIVISION OF NUTT'S LAKE SHORE SUBDIVISION, IN SECTION 2, TOWNSHIP 38 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): 20-02-400-038-0000

Address of Real Estate: 4312 South Wakenwald Avenue, Chicago, IL 60653

Property of Cook County Clerk's Office