## **UNOFFICIAL COPY**

WHEN RECORDED, RETURN TO: FIRST AMERICAN MORTGAGE SERVICES 1100 SUPERIOR AVENUE, SUITE 200 CLEVELAND, OHIO 44114 NATIONAL RECORDING 12194318530

Doc#: 1219431063 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 07/12/2012 12:46 PM Pg: 1 of 4

This Instrument Prepared by: Timothy P. McHugh, LTD. 360 West Butterfield #300 Elmhurst, IL 60126

Return to and mail tax statements to: First Euclid Properties, LLC, a Delaware Limited Circbility Company 3915 E Broadway #400 Tucson AZ 85711

This space for recording information only

Property Tax ID#: 20-32-219-009-0000

Order #: 7118962d Reference #: 499189

#### SPECIAL WARRANTY DEED

Wherever used herein the terms "GRANTOR" AND "GRANTCE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$32,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viv.:

LOT 9 IN BLOCK 1 IN HOMELAND HEIGHTS SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID: 20-32-219-009-0000 Commonly known as 8129 S Morgan St, Chicago, IL 60620

Being all of that certain property conveyed to GRANTOR, by deed recorded 09/09/2012, as Instrument No. 1025229076, of Official Records.

Subject to all easements, covenants, conditions, restrictions and rights of way and other matters whether or not of record, those matters that would be disclosed by an accurate survey of the property or physical inspection thereof, and any right of redemption or similar legal right in any former owner, its successors and assigns, and the rights, if any, of all tenants and licensees (whether or not in default under

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any occupancy or use agreements), any other occupants of the property (whether or not authorized by Grantor), and any persons claiming a right to lease, use or occupy all or a portion of the property, in each case whether or not currently in actual possession of all or a portion of the property. In addition, Grantee acknowledges and agrees, notwithstanding any statutory or implied warranties contained herein, Grantee shall make any claims pursuant to this deed within ninety (90) days of the date hereof, as more particularly provided in the Purchase and Sale Agreement between Grantor and Grantee.

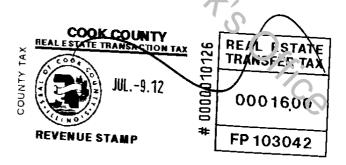
Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

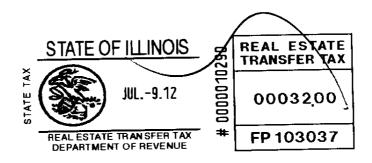
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaming.

To have and to hold the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to sold and and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.







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In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above.

BANK OF AMERICA, N.A.	$\wedge$
By: XULO	Pera
	Y
Lucero Pena, AVI	Р
90-	
STATE OF	
COUNTY OF	
The foregoing instrumer	n' was hereby acknowledged before me this day of
Its:	LEGINANTE OF AMERICA, N.A., who is personally known to me
or who has produced	. as identification, and who signed this instrument willingly.
	Notary Public
	My commission exp. ca.

No title search was performed on the subject property by the preparer. The preparer of it is deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and for their agents; no boundary survey was made at the time of this conveyance.

FIRST EUCLID PROPERTI
45280429 IL
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

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#### CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California				
County of <u>ventura</u>				
On _May 11, 2012	before me,	Christine Lucie	, Notary Publ	
		`	and title of the office	er)
personally ar oe ared		Lucero Pena		
who proved to make the h	agic of gotiafootom, ori	donas to ha tha marga	n (a) mihasa n	ama(m) ia/ama auhaamihad ta
	<del>-</del>	•		ame(x) is/axx subscribed to in his/her/theix authorized
	~	•		or the entity upon behalf of
which the person(s) acted			- p - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	or the entity upon continion
=	OF PERJURY under the	ne laws of the State o	of California t	hat the foregoing paragraph
is true and correct.				*****
	0			CHRISTINE LUCIE
WITNESS my hand and of	fficial seal.			Commission # 1899790 S Notary Public - California Z
	0/201		YN TO THE TOTAL PROPERTY OF THE PARTY OF THE	Los Angeles County 🚆
	( Seecelf )	(Notary Seal)	N. N. N.	ly Comm. Expires Aug 15, 2014
Signature of Notary Public	Kristine lu	cie		
	ADDITIONAL O	PTIONAL INFOR	MATION	
				MPLETING THIS FORM
DESCRIPTION OF THE AT	TACHED DOCUMENT	appears above in the	iota y section or a	ornia must contain verbiage exactly as separate acknowledgment form must be
Special Warranty	/ Deed	document is to be recor	rded (ai nae of Cali	document. The only exception is if a forma. In such instances, any alternative
	<del></del>	acknowledgment verbia	ige as may 🙃 nrin	ted on such a document so long as the

# (Title or description of attached document) (Title or description of attached document continued) Number of Pages Document Date 5-11-12 (Additional information)

_	CITY CLAIMED BY THE SIGNER	
	Individual (s)	
	Corporate Officer	
	(Title)	
	Partner(s)	
	Attorney-in-Fact	
	Trustee(s)	
	Other	
		$\overline{}$

verbiage does not require the notion to do something that is illegal for a notary in California (i.e. certifying the authorizer capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary jublic for acknowledgment.
- Date of notarization must be the date that the signer (s) r ersonally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- · Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document