

UNOFFICIAL COPY

1/2

12-04202 (T)



After Recording Return to:
AVENUE 365 LENDER SERVICES, LLC
Attn: RICHARD BARBEZAT
4000 CHEMICAL ROAD, STE. 440
PLYMOUTH MEETING, PA 19462
File No. 7103249

Doc#: 1220649030 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/24/2012 02:22 PM Pg: 1 of 5

Name & Address of Taxpayer:
SELENE RMOF II REO ACQUISITION II LLC
C/O SELENE FINANCE LP 9990 RICHMOND, SUITE 400
HOUSTON, TX 77042

Tax ID No.: 13-26-215-006-0000
140517

SPECIAL WARRANTY DEED

PREMIER TITLE

THIS INDENTURE made and entered into on this 29th day of March, 2012 by and between AURORA LOAN SERVICES, LLC, organized and existing under the laws of NE, of 2617 COLLEGE PARK DRIVE, SCOTTSBLUFF, NE 69361-1796 hereinafter referred to as Grantor(s) and SELENE RMOF II REO ACQUISITION II LLC, of C/O SELENE FINANCE LP 9990 RICHMOND, SUITE 400, HOUSTON, TX 77042, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of one hundred twenty four thousand and 00/100 (\$ 124,000.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: _____, Recorded: _____

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

ORC
ST

UNOFFICIAL COPY

Assessor's parcel No. 13-26-215-006-0000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

AURORA LOAN SERVICES, LLC

BY _____
NAME: Corey R. Nove
TITLE: Vice President

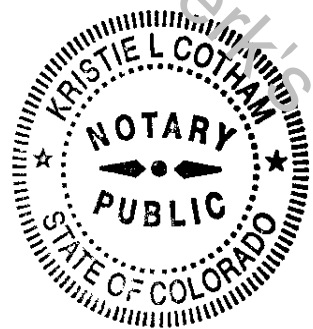
STATE OF COLORADO
COUNTY OF DOUGLAS

I, Kristie L. Cotham, a Notary Public in and for the said County, in the State aforesaid,
DO HEREBY CERTIFY that Corey R. Nove personally known to me to be the
Vice President of Aurora Loan Services a Delaware entity, and
N/A, personally known to me to be the

Secretary of said entity, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such
President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto pursuant to authority, given by the Board of Directors of said entity as their free and voluntary act, and as the free and voluntary act and deed of said entity, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of March, 2012.


Kristie L. Cotham
Notary Public
Commission expires 2-22-13





PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100

UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

REAL ESTATE TRANSFER		07/17/2012
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00
13-26-215-006-0000 20120701601629 T2H92N		

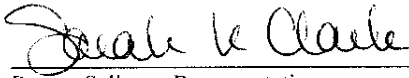
REAL ESTATE TRANSFER		07/17/2012
 	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00
13-26-215-006-0000 20120701601629 2V5CAP		

Name & Address of Preparer:

FRANK P. DEC, Esq.
8940 Main Street
Clarence, NY 14031

EXEMPT under provisions of Paragraph (c) Section 31-45, Property Tax Code.

Date: 7/10/12


Buyer, Seller or Representative

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A
LEGAL DESCRIPTION

LOT 6 IN BLOCK 1 IN ALBERT WISNER'S SUBDIVISION OF LOTS 13 AND 14 OF BRAND'S
SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 13-26-215-006-0000

PROPERTY COMMONLY KNOWN AS: 3059 NORTH GRESHAM AVENUE, CHICAGO, IL 60618

Property of Cook County Clerk's Office

UNOFFICIAL COPY

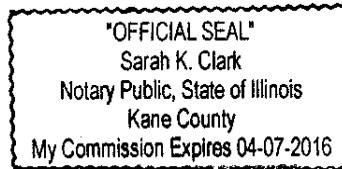
STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the state of Illinois.

Dated July 10, 2012

Signature: Rosemarie A. Hobbs
Grantor or Agent

Subscribed and sworn to before me
By the said Rosemarie A. Hobbs
This 10th day of July, 2012
Notary Public Sarah K. Clark



The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date July 10, 2012

Signature: Rosemarie A. Hobbs
Grantee or Agent

Subscribed and sworn to before me
By the said Rosemarie A. Hobbs
This 10th day of July, 2012
Notary Public Sarah K. Clark



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)