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12-042012 PF

SPECIAL WARRANTY DEED

JOINT TENANCY
(LLC to Individual)

MAIL TO:

Law Offices of Kimberly DeLo
811 W. Superior, Suite 1110
Chicago, IL 60642



Doc#: 1220649031 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/24/2012 02:22 PM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:

Bryan Herb and Joel Cabrera
3059 N Gresham Avenue
Chicago, IL 60618

PREMIER TITLE

THE GRANTOR: Selene RMOF II REO Acquisition II, L.L.C., 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 for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Operating Agreement of said company, CONVEY AND WARRANTS to Bryan Herb and Joel Cabrera, 2334 N. Kedzie Blvd, Chicago IL 60647, Not as Tenants in Common, but as Joint Tenants, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED

Together with all and singular the hereditaments and appurtenances therunto belonging, or in anywise 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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her heirs and assigns, that it 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, it WILL WARRANT AND DEFEND, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 13-26-215-006-0000
Property Address: 3059 N Gresham Avenue, Chicago, IL 60618

In Witness Whereof, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to the presents by its Managing Partner, this 15th day of June, 2012.

IMPRESS
CORPORATE
SEAL HERE

Name of Company: Selene RMOF II REO Acquisition II, L.L.C., a Limited Liability Company

By Aviva Bush (SEAL)

Managing Partner
AVIVA BUSH, VICE PRESIDENT
Green River Capital LLC as Attorney In Fact

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

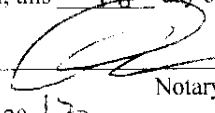
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STATE OF Illinois)
County of Greene)SS

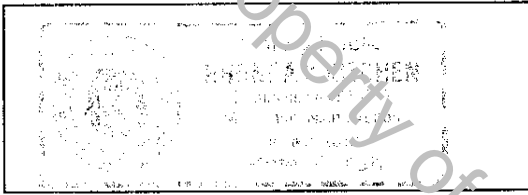
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT AVIVA BUSH, VICE PRESIDENT personally known to me to be the Managing Partner of Selene RMOF II REO Acquisition II, L.L.C., and personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managing Partner, he/she signed and delivered the said instrument and caused the company seal of said company, as her/his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 18 day of June, 2012



Notary Public

My commission expires on 6/3, 2013



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____
SECTION 4, REAL ESTATE TRANSFER ACT
DATE:

NAME AND ADDRESS OF PREPARER:



Freedman Anselmo Lindberg LLC
1807 W. Diehl Road. #333
Naperville, IL 60563-1890


Buyer, Seller or Representative

Property Address: 3059 N Gresham Avenue, Chicago, IL 60618

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE597

REAL ESTATE TRANSFER	07/17/2012
 COOK	\$60.00
 ILLINOIS:	\$120.00
TOTAL:	\$180.00
13-26-215-006-0000 20120601604109 CGN4WH	

REAL ESTATE TRANSFER	07/17/2012
 CHICAGO:	\$900.00
CTA:	\$360.00
TOTAL:	\$1,260.00
13-26-215-006-0000 20120601604109 CJ0GD9	

TO

FROM

WARRANTY DEED
Stator (Illinois)
(Cooperation to Individual)

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

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EXHIBIT "A"

File No.: 2012-04286-PT

Commitment No.: 2012-04286-PT

PROPERTY DESCRIPTION

The land referred to in this commitment is described as follows:

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.

COMMONLY KNOWN AS: 3059 N. Gresham Avenue, Chicago, IL 60618

Property of Cook County Clerk's Office