

UNOFFICIAL COPY



**FOR PURPOSES OF RECORDING
THIS INSTRUMENT PREPARED BY:**

Mark J Nora, Esq.
Polsinelli Shughart PC
161 N. Clark Street, Suite 4200
Chicago, IL 60601

Doc#: 1225722031 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/13/2012 09:17 AM Pg: 1 of 2

UPON RECORDATION MAIL TO:

Margaret Byrne, Esq.
4669 North Manor Avenue
Chicago, IL 60625

① PT# GN-12-06-00585
GNT# 12-0-37

SPECIAL WARRANTY DEED

THE GRANTOR, ASSEMBLIES OF GOD LOAN POOL, LLC, a Missouri limited liability company, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, does hereby **GRANT, SELL, REMISE, RELEASE, ALIEN AND CONVEY** to **HAI H. TRAN and MARSHA B. TRAN, GRANTEES**, married to each other, as joint tenants, of Milpitas, California, the following described real estate ("**Property**") situated in the County of Cook in the State of Illinois to wit:

LOTS 21 AND 22 IN BLOCK 12 IN FALCONER'S SECOND ADDITION TO CHICAGO IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.: 13-28-229-021-0000; 13-28-229-022-0000
COMMONLY KNOWN AS: 5056-5060 W. Diversey Avenue, Chicago, Cook County, Illinois 60639/2801-13 N. LeClaire Avenue, Chicago, Cook County, Illinois 60641

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantees and their successors and assigns and to WARRANT AND DEFEND all and singular the Property unto Grantees, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

Subject to: (i) covenants, conditions and restrictions of record; (ii) private, public and utility easements, roads and highways, if any; (iii) party wall rights and agreements, if any; (iv) existing leases and tenancies, if any; (v) special taxes or assessments for improvements not yet completed; (vi) installments not due at the date hereof; (vii) of any special tax or assessment for improvements heretofore completed; and (viii) general taxes for the year 2012 and subsequent years.

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DATED this 23rd day of August, 2012.

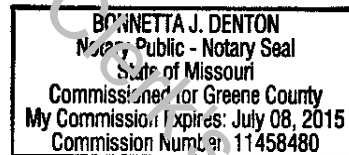
ASSEMBLIES OF GOD LOAN POOL, LLC
 By: Assemblies of God Financial Services Group,
 Its Manager
 By: [Signature]
 Donald P. Johns, Its Executive Vice President

State of Missouri)
) SS:
 County of Greene)


The undersigned, a Notary Public in and for said County, in the State aforesaid, **DOES HEREBY CERTIFY** that Assemblies of God Financial Services Group, MANAGER of **ASSEMBLIES OF GOD LOAN POOL, LLC**, a Missouri limited liability company, through its Executive Vice President Donald P. Johns, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as her/his free and voluntary act and as the free and voluntary act of said limited liability company, 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 23rd day of August, 2012.

[Signature]
 Notary Public



SEND TAX BILLS TO:
 Hai H. Tran and Marsha B. Tran
 387 Rudyard Drive
 Milpitas, CA 95035

REAL ESTATE TRANSFER		09/13/2012
	CHICAGO:	\$1,110.00
	CTA:	\$44.00
	TOTAL:	\$1,554.00
13-28-229-021-0000 20120801601164 5Y1DKF		

REAL ESTATE TRANSFER		09/13/2012
	COOK:	\$74.00
	ILLINOIS:	\$148.00
	TOTAL:	\$222.00
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