

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#: 1225722032 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/13/2012 09:18 AM Pg: 1 of 2

UPON RECORDATION MAIL TO:

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

② PT# GN-1096-00585
GNT# 12-0337

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 23 AND 24 (EXCEPT THE EAST 11 FEET 9 INCHES THEREOF OF SAID LOT 24) 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.: 13-28-229-042-0000
COMMONLY KNOWN AS: 5050-5052 W. Diversey Avenue, Chicago, Cook County, Illinois 60639

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.

