

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED (Corporation to Individual)

Doc#: 1229142044 Fee: \$60.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/17/2012 09:30 AM Pg: 1 of 2

TRUCAP REO CORP.

FIRST AMERICAN TITLE  
FATIC 2190892  
ORDER # \_\_\_\_\_

THIS INDENTURE is made this 12<sup>th</sup> day of Sept., 2011, between TruCap REO Corp., a Delaware corporation, party of the first part, and Scott J. Sutter and Claudia Sutter, husband and wife, 162 Amherst Meadow, Bartlett, Illinois 60103, as joint tenants, parties of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid by the parties of the second part, the receipt and sufficiency of which are hereby expressly acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents, does hereby REMISE, RELEASE and CONVEY unto said parties of the second part, and to their successors and assigns, forever, all of the following described land situated in the County of Cook and State of Illinois, to wit:

Parcel 1:

Unit 211 in the Bartlett Town Center Lofts Condominium as delineated on a plat of survey of the following described real estate: Lot 17 in Bartlett Town Center Subdivision of part of the East Half of the Southeast Quarter of Section 34, and part of the West Half of the Southwest Quarter of Section 35, both in Township 41 North, Range 9, East of the Third Principal Meridian; which survey is attached as Exhibit E to the Declaration of Condominium recorded as Document Number 0514434072, together with its undivided percentage interest in the common elements all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Storage Space K, a limited common element, as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 0514434072.

Parcel 3:

Easements for ingress, egress, use and enjoyment over and across Lots 2 and 4 of Bartlett Subdivision, being a subdivision of part of the East 1/2 of the Southeast 1/4 of Section 34 and part of the West 1/2 of the Southwest 1/4 of Section 35, all in Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois; as set forth in that certain Declaration of Covenants, Conditions, restrictions and Easements dated as of May 1, 2005 by BTC Commercial, L.L.C.

Common Address: 241 S. Main Street - Unit 211, Bartlett, Illinois 60103  
Permanent Index No. 06-34-410-018-1011

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate. Property sold "AS IS" and "WHERE IS"

Together with all hereditaments and appurtenances thereunto belonging, or appertaining thereto, and all reversions, 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, in and to the above-described premises; TO HAVE AND TO HOLD the said premises as above-described, with the appurtenances, unto the said parties of the second part, their successors and assigns, forever.

INT  
SC 300  
12/2/11

# UNOFFICIAL COPY

Said party of the first part, for itself and its successors, does hereby represent, covenant, promise and agree, to and with said parties of the second part, their successors and assigns, that it has not done or suffered to be done, anything whereby the 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 them, it WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by Mitchell Samberg, and attested to by Alejandro J. Lopez, this 12 day of September, 2012.

TRUCAP REO CORP.

ATTEST

Alejandro J. Lopez

By:

Mitchell Samberg

STATE OF NEW YORK

COUNTY OF WESTCHESTER

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named Mitchell Samberg, President of TruCap REO Corp., and the above-named Alejandro J. Lopez, Secretary of TruCap REO Corp., personally known to me to be the same persons who subscribed to the foregoing instrument, personally appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of September, 2012.

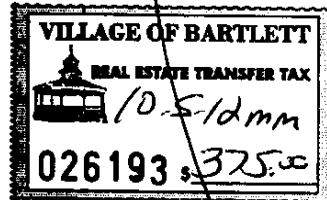
Melissa A. Chaffee  
Notary Public

Prepared by: James A. Larson, Esq.  
Larson & Associates, P.C.  
230 W. Monroe - Suite 2220  
Chicago, Illinois 60606

MELISSA A. CHAFFEE  
Notary Public, State of New York  
Registration #01CH8115672  
Qualified in Dutchess County  
Commission Expires April 21, 2015

Mail to: Scott J. Sutter and Claudia Sutter  
162 Amherst Meadow  
Bartlett, Illinois 60103

Send Tax Bills To: Scott J. Sutter and Claudia Sutter  
162 Amherst Meadow  
Bartlett, Illinois 60103



<b>REAL ESTATE TRANSFER</b>	10/08/2012
<b>COOK</b>	\$62.50
<b>ILLINOIS:</b>	\$125.00
<b>TOTAL:</b>	\$187.50

06-34-410-018-1011 | 20120901601453 | VZC1WD