

UNOFFICIAL COPY



Doc#: 1230517023 Fee: \$72.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/31/2012 10:39 AM Pg: 1 of 5

After Recording Return to:
Victoria I. Perez, R
4126 N. Lincoln Ave
#1
Chicago, IL
60618

Prepared:
P. Desantis, Esq
235 West Brandon Blvd., #191
Brandon, Florida 33511
866-755-6300

This space for recording information only

Mail Tax Statements To:
Blanca Ramirez
5142 S. Hoyne Ave
Chicago, IL 60609

Property Address
5142 South Hoyne Avenue
Chicago, IL 60609

Property Tax ID#: 20073050800000

RETURN TO:
WORLDWIDE RECORDING, INC.
9801 LEGLER RD
LENEXA, KS 66219
1-800-316-4682

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 31 day of June 2012, WTH OAKMONT MORTGAGE POOL 217, LP, a Delaware limited liability company, GRANTOR with a business address of 5700 West Plano Parkway, Suite 1200, Plano, Texas 75093, hereinafter called GRANTOR, conveys and special warrants to BLANCA RAMIREZ, a single married/unmarried woman, residing at Chicago IL, hereinafter called GRANTEE:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of FIFTEEN THOUSAND NINE HUNDRED and 00/100 DOLLARS (\$15,900.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

LOT 51 IN THE SUBDIVISION OF LOTS 5 AND 8 (EXCEPT RAILROAD) OF EGLEHART'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

S N
P 5
S N
M N
SC gr
E gr
INT gr

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BEING THE SAME PROPERTY AS CONVEYED TO OAKMONT MORTGAGE POOL 217, LP BY JUDICIAL SALE DEED RECORDED 01/12/2012 AS INSTRUMENT NO. 1201210100, IN THE OFFICIAL RECORDS OF COOK COUNTY, ILLINOIS.

Property Address: 5142 South Hoyne Avenue, Chicago, IL 60609
The legal description was obtained from a previously recorded instrument.

SUBJECT ONLY TO THE FOLLOWING, IF ANY: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT TIME OF CLOSING, COVENANTS, CONDITIONS, RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH PURCHASER'S USE AND ENJOYMENT OF THE PROPERTY.

This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land.

The undersigned is executing this Deed on behalf of said Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate official, or agent of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

Page 2 of 4

City of Chicago
Dept. of Finance
630487

10/18/2012 12:28
dr00347



Real Estate
Transfer
Stamp
\$168.00

Batch 5,424,731

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 21 day of June, 2012.

Signed, sealed and delivered in our presence:
Recording state does not require witnesses

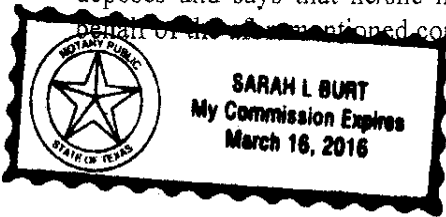
**WTH OAKMONT MORTGAGE POOL
217, LP** by *Quadrant Capital Partners, a Texas
limited liability company, as Attorney-in-Fact*

By: [Signature]
~~RANDY FLEISHER~~, Manager/Member
~~MICHAEL BUNG~~, Manager/Member
John M. Lamont

STATE OF Texas

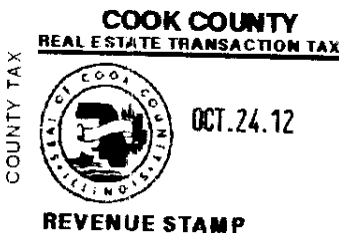
COUNTY OF Dallas

BEFORE ME, on the 21 day of June, 2012, the undersigned authority, personally appeared John M. Lamont who is the Manager of Quadrant Capital Partners, a Texas limited liability company, as Attorney-in-Fact for WTH OAKMONT MORTGAGE POOL 217, LP, on behalf of said company, with full authority to act for said company in this transaction, who is known to me or has shown ILOL as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to execute and deliver this deed on behalf of the aforementioned company.



[Signature]
NOTARY PUBLIC My Commission Expires 3-16-16
Sarah L. Burt

No title search was performed on the subject property by the preparer of this document. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party. Information contained in this instrument was provided to preparer by an agent for said Grantor. Preparer is not responsible for scheduling the closing; the execution of this document; the validity of any power of attorney, if one is being used; the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.



REAL ESTATE TRANSFER TAX
00008.00
FP 103042



REAL ESTATE TRANSFER TAX
00016.00
FP 103037

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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 June 21, 2012.

See attached

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said John M. Lamont
this 21 day of June, 2012



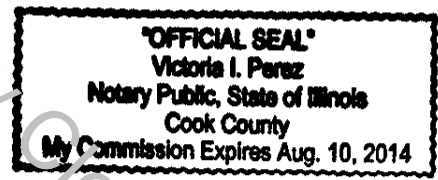
Notary Public: Sarah Burt

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.

Dated 6-22-12, 2012

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said Grantee
this 22 day of June, 2012



Notary Public: [Signature]

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.

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

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STATEMENT BY GRANTOR AND GRANTEE

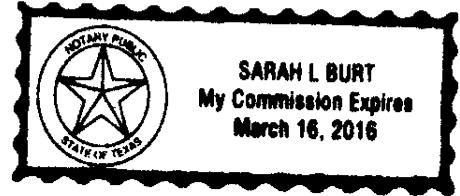
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorize to do business or acquire and hold title to real estate 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 June 21, 2012.

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said John M. Kanont
this 21 day of June, 2012

Notary Public Sarah Burt



The Grantee of 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.

Dated _____, 2012

Signature: _____
Grantee or Agent

Subscribed an sworn to before me
by the said _____
this ____ day of _____, 2012

Notary Public _____

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.

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