

# UNOFFICIAL COPY



After Recording Return to:  
AVENUE 365 LENDER SERVICES, LLC  
Attn: RICHARD BARBEZAT  
4000 CHEMICAL ROAD, STE. 440  
PLYMOUTH MEETING, PA 19462  
File No. 7103227

Doc#: 1302831046 Fee: \$46.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/28/2013 11:01 AM Pg: 1 of 5

Name & Address of Taxpayer:  
SELENE RMOF II REO ACQUISITION II, LLC  
C/O SELENE FINANCE LP 9990 RICHMOND, SUITE 400  
HOUSTON, TX 77042

Tax ID No.:  
25-19-403-001 AND 25-19-403-002 AND ~~25-19-403-002~~

## SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 29<sup>th</sup> day of March, 2012, by and between AURORA LOAN SERVICES, LLC, organized and existing under the laws of \_\_\_\_\_, of 2617 COLLEGE PARK DRIVE, SCOTTSBUFF, NE 69361-1796 hereinafter referred to as Grantor(s) and SELENE RMOF II REO ACQUISITION II, LLC, of C/O SELENE FINANCE LP 9990 RICHMOND, SUITE 400, HOUSTON, TX 77042, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of Seventy two thousand dollars and 00/100 (\$ 72,000.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: INSTRUMENT NO 1103826315, Recorded: 02/07/2011

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Return to:  
Wneatiand Title Guaranty  
105 W. Veterans Parkway, Yorkville, IL 60560  
HR-1200-6753.0 (Y2)

SPS  
P 15  
S N  
SC Y  
INT 10/10

REAL ESTATE TRANSFER	01/28/2013
CHICAGO:	\$0.00
CTA:	\$0.00
TOTAL:	\$0.00
25-19-403-001-0000   20130101604365   ZTC9ES	

REAL ESTATE TRANSFER	01/28/2013
COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00
25-19-403-001-0000   20130101604365   NUDSRW	

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Assessor's parcel No. 25-19-403-001 AND 25-19-403-002 /

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

AURORA LOAN SERVICES, LLC

BY \_\_\_\_\_  
NAME: Corey R. Nove  
TITLE: Vice President

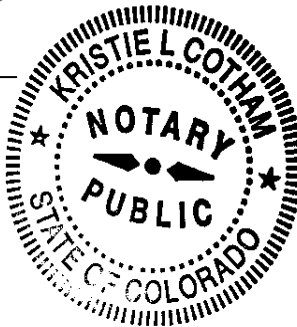
STATE OF COLORADO  
COUNTY OF DOUGLAS

I, Kristie L. Cotham a Notary Public in and for the said County, in the State aforesaid,  
DO HEREBY CERTIFY that Corey R. Nove personally known to me to be the  
Vice President of Aurora Loan Services, LLC a Delaware Corporation entity, and  
N/A personally known to me to be the

~~Secretary of said entity~~, and personally known to me to be the same persons whose names are subscribed to the  
foregoing instrument, appeared before me this day in person, and severally acknowledged that as such  
Vice President and ~~Secretary~~ they signed and delivered the said instrument  
and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of  
Directors of said entity as their free and voluntary act, and as the free and voluntary act and deed of said entity, for  
the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of March, 2012.

Kristie L. Cotham  
Notary Public  
Commission expires 12-22-13



Clerk's Office

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MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

FRANK P. DEC, Esq.  
8940 Main Street  
Carence, NY 14031

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: August 3, 2012

  
\_\_\_\_\_  
Buyer, Seller or Representative  
Donald Brauner, VP

Property of Cook County Clerk's Office

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EXHIBIT A  
LEGAL DESCRIPTION

THE NORTHEASTERLY 22 FEET OF THE SOUTHERLY 91 FEET OF THE EASTERLY 58 FEET (AS MEASURED ALONG THE EASTERLY LINE) OF THE FOLLOWING DESCRIBED PROPERTY (TAKEN AS A SINGLE TRACT) LOTS 18, 19 AND 20 IN BLOCK 2, OF THE VINCENNE'S ROAD ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, AND THAT PART LYING EAST OF DUMMY TRACK OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID NO.: 25-19-403-001 AND 25-19-403-002

PROPERTY COMMONLY KNOWN AS: 1825 WEST 115TH STREET 4, CHICAGO, IL 60643

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

RECORDER OF Cook COUNTY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
COUNTY OF Kendall ) SS

Erica Carr, being duly sworn on oath, deposes and states that she does business at Wheatland Title Guaranty, 105 West Veterans Parkway, Yorkville, Illinois 60560. That the attached deed is not in violation of 765 ILCS 205/1 of the Illinois Revised Statutes for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that she make(s) this affidavit for the purpose of inducing the Recorder of County, Illinois, to accept the attached deed for recording and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 29 DAY  
OF Aug, 2013

Linda V. Lis  
Notary Public

