

# UNOFFICIAL COPY



Doc#: 1304413041 Fee: \$40.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/13/2013 03:14 PM Pg: 1 of 2

Property of Cook County Clerk's Office

## SPECIAL WARRANTY DEED

This Agreement, made this 23<sup>RD</sup> day of January, 2013, between REOCO, INC., a corporation created and existing under and by virtue of the laws of the State of \_\_, and duly authorized to transact business in the State of Illinois, party of the first part, and

*v. husband and wife*  
Robert Tseng and Katie Tseng, 10715 Fripp Ct., Oak Lawn, IL 60453, party of the second part,  
**AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

Witnesseth, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said Corporation, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY all the following described real estate, situated in the County of COOK, State of Illinois known and described as follows, to wit:

**Lot 12 in Block 10 in Forest Ridge being a subdivision by Franklin P. Bell of the East half of the Northwest quarter of Section 7, Township 37 North, Range 14 East of the Third Principal Meridian, Cook County, Illinois.**

Permanent Index Number(s): 25-07-120-029

Commonly Known As: 9754 S. Seeley Avenue, Chicago, IL 60643

**SUBJECT TO: covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements**

Together with all and singular the herditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and 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, of, in and to the above described premises, with the herditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part. His/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited.

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IN WITNESS WHEREOF, said party of the first party has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized representative.

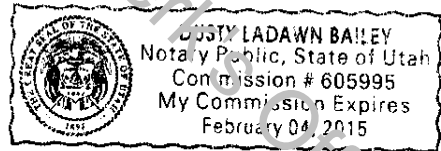
By: *[Signature]*  
 REOCO, INC. by: Residential Credit Solutions as Attorney in Fact  
AVIVA BUSH, VICE PRESIDENT  
 State of \_\_\_\_\_ )  
 )  
 County of \_\_\_\_\_ ) SS.

I, DUSTY LADAWN BAILEY, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that AVIVA BUSH, VICE PRESIDENT personally known to me to be the Authorized Representative of REOCO, INC., by: Residential Credit Solutions as Attorney in Fact, a Corporation, 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 Authorized Representative, 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 Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23 day of January, 2013.

*[Signature]*  
 Notary Public

My Commission Expires 2/4/15



This instrument Prepared by:  
 Kimberly Goodell  
 Potestivo & Associates, P.C.  
 223 West Jackson Blvd. Suite 610  
 Chicago, IL 60606

Mail to:  
~~Robert Tseng and Katie Tseng~~  
 10715 Tripp Ct.  
 Oak Lawn, IL 60453

*The Barry Law Group*  
 3551 W. 111<sup>th</sup> St  
 Chicago, IL 60655

SEND SUBSEQUENT TAX BILLS TO:  
ROBERT TSENG & KATIE TSENG  
10715 S TRIPP  
OAK LAWN, IL 60453

REAL ESTATE TRANSFER	02/13/2013
COOK	\$75.50
ILLINOIS:	\$151.00
<b>TOTAL:</b>	<b>\$226.50</b>

REAL ESTATE TRANSFER	02/13/2013
CHICAGO:	\$1,132.50
CTA:	\$453.00
<b>TOTAL:</b>	<b>\$1,585.50</b>

