



Doc#: 1307842023 Fee: \$60.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/19/2013 08:52 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:
That METLIFE HOME LOANS, A DIVISION
OF METLIFE BANK, NA.,
herein called 'GRANTOR',
whose mailing address is:
1555 W Walnut Hill Lane, Suite 200
Irving, TX 75038 FOR AND IN CONSIDERATION OF
TEN and NO/100 DOLLARS, and other good
and valuable consideration, to it in hand paid by the party or parties identified below as
GRANTEE hereunder, by these presents does grant, bargain, and sell unto:

MAGNUM HOMES LLC

called 'GRANTEE' whose mailing address is: 4730 N. Kimball, #206, Chicago, IL
60625

all that certain real property situated in COOK COUNTY, Illinois and more particularly
described as follows:

LOT 32 IN EUGENE E. PRUSSING'S ADDITION TO LAKE VIEW, A
SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST
1/4 (EXCEPT THE EAST 7 ACRES THEREOF) IN SECTION 30, TOWNSHIP 40
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

Permanent Tax No.: 14-30-203-012-0000
Address of Property: 1756 W. Fletcher, Chicago, IL 60657

St.,

TO HAVE AND TO HOLD the above described premises, together with all the rights and
appurtenances thereto in any wise belonging, unto the said GRANTEE, his heirs or
successors and assigns forever, subject to: (a) covenants, conditions and restrictions of
record; (b) private, public and utility easements and roads and highways, if any; (c) party
wall rights and agreements, if any; (d) existing leases and tenancies, if any; (e) special
taxes or assessments for improvements not yet completed, if any; (f) installments not due
at the date hereof of any special tax or assessment for improvements heretofore
completed, if any; (g) general real estate taxes; (h) building code violations and judicial
proceedings relating thereto, if any; (i) existing zoning regulations; (j) encroachments if
any, as may be disclosed by a plat of survey; (k) drainage ditched, drain tiles, feeders,
laterals and underground pipes, if any; and (l) all mineral rights and easements in favor of
mineral estate.

BOX 334 CTY

S Y
P 2
S N
SC V
INT Y

Reo ## 0# SA 4724767 (1063)

UNOFFICIAL COPY

Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 4 day of March, 2013 in its name by Salim Williams its Attorney in fact thereunto authorized by resolution of its board of directors.

METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.

BY

Salim Williams

(AFFIX SEAL)

STATE OF Pennsylvania
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 4 day of March, 2013 by Salim Williams as Attorney in fact of METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.

Heidi Copenheaver


NOTARY PUBLIC

MAIL TO:

John E Lovestrand PC
30 Green Bay Road
Winnetka, IL
60093



NOTARIAL SEAL
HEIDI COPENHAVER
Notary Public
CASTLE SHANNON BORO, ALLEGHENY CNTY
My Commission Expires May 28, 2013

This instrument prepared by:
KENNETH D. SLOMKA
SLOMKA LAW GROUP
15255 S. 94TH AVENUE, #602
ORLAND PARK, IL 60462

REAL ESTATE TRANSFER	03/11/2013
	CHICAGO: \$2,782.50
	CTA: \$1,113.00
	TOTAL: \$3,895.50

14-30-203-012-0000 | 20130201605082 | Y694XP

Permanent Tax No.: 14-30-203-012-0000
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REAL ESTATE TRANSFER	03/11/2013
	COOK \$185.50
	ILLINOIS: \$371.00
	TOTAL: \$556.50

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