

UNOFFICIAL COPY



Doc#: 1308001034 Fee: \$40.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/21/2013 09:38 AM Pg: 1 of 2

PREPARED BY:

Codilis & Associates, P.C.
Tammy A. Geiss, Esq.
15W030N. Frontage Rd.
Burr Ridge, IL 60527

MAIL TAX BILL TO:

Darius Cioran
8615 EAST PRAIRIE RD
SKOKIE IL 60076

MAIL RECORDED DEED TO:

DARIUS CIORAN
8615 EAST PRAIRIE RD
SKOKIE IL 60076

130297335568

SPECIAL WARRANTY DEED

1/2
THE GRANTOR, Assets Recovery 23, LLC, of , a corporation organized and existing under the laws of , for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Darius Cioran, of SKOKIE, ILLINOIS all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOTS 31 AND 32 IN BLOCK 9 IN HIELD AND MARTIN'S DEMPSTER STREET TERMINAL SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 16 AND THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1924 AS DOCUMENT 8446276, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 10-16-317-037 & 10-16-317-038
PROPERTY ADDRESS: 8928 Harms Road, Morton Grove, IL 60053

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

Handwritten signature and initials

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Special Warranty Deed - Continued

Dated this 14th of February, 2013.

STATE OF Florida)
COUNTY OF Miami-Dade) SS.

Assets Recovery 23, LLC
By: [Signature]
Attorney in Fact James Fratangelo,
Manager

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Assets Recovery 23, LLC, by James Fratangelo personally known to me to be the same person(s) whose name(s) is are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he she/they signed, sealed and delivered the said instrument, as his her/their free and voluntary act, for the uses and purposes therein set forth.



PAULA SANZ
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE217842
Expires 8/28/2016

Given under my hand and notarial seal, this February 14, 2013
[Signature]
Notary Public
My commission expires: 08/28/2016

Exempt under the provisions of _____
Section 4, of the Real Estate Transfer Act _____ Date _____
Agent.

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

NO. 04690 AMOUNT \$ 555- DATE 3/8/13
ADDRESS 8928 Harms Rd
BY [Signature]
(VOID IF DIFFERENT FROM DEED)

REAL ESTATE TRANSFER		03/08/2013
	COOK	\$92.50
	ILLINOIS:	\$185.00
TOTAL:		\$277.50

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