

UNOFFICIAL COPY



Doc#: 1312333151 Fee: \$60.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/03/2013 01:02 PM Pg: 1 of 2

CT

NW7106993 E26 R2

SPECIAL WARRANTY DEED

Completed By: Ginali Associates, P.C.
947 N. Plum Grove Road, Schaumburg, IL 60173

THIS INSTRUMENT, made on the 2nd day of April, 2013, by and between TAYLOR, BEAN & WHITAKER REO, LLC, by RoundPoint Mortgage Servicing Corporation its Attorney in Fact, 5032 Parkway Plaza Blvd., Charlotte, NC 28217, hereinafter referred to as Grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and STM PROPERTY INVESTMENTS, LLC, party of the second part, 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 authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part STM PROPERTY INVESTMENTS, LLC, its assigns, FOREVER, all the following described real estate, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

LOT 14 IN GARDEN HOMES, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, STM PROPERTY INVESTMENTS, LLC, its 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 STM PROPERTY INVESTMENTS, LLC, its 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; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

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Permanent Real Estate Numbers: 25-03-101-013

Address of the Real Estate: 77 E. 87th Street, Chicago, IL 60619

REAL ESTATE TRANSFER		04/18/2013
	COOK	\$14.00
	ILLINOIS:	\$28.00
	TOTAL:	\$42.00

25-03-101-013-0000 | 20130401603214 | 2Y1E96

REAL ESTATE TRANSFER		04/18/2013
	CHICAGO:	\$210.00
	CTA:	\$84.00
	TOTAL:	\$294.00

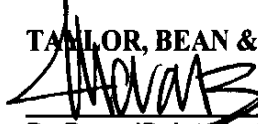
25-03-101-013-0000 | 20130401603214 | EAXBPF

BOX 333-CT

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Agent, the day and year first above written.

TAYLOR, BEAN & WHITAKER REO, LLC



By RoundPoint Mortgage Servicing Corporation its Attorney in Fact

STATE OF North Carolina
Mecklenburg COUNTY

On this date, before me personally appeared Matt Varnum,
VP of Real Estate Ops, pursuant to a delegation of authority, to me known to be the person who executed the foregoing instrument on behalf of the Seller, and acknowledged that he/she executed the same as his/her free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of North Carolina aforesaid, this 2nd day of April, 2013.

Nicole M. Lepage
Notary Public



My term Expires: 3/10/2016

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

STM Property Investments LLC
820 N. Hermitage #1
Chicago, IL 60622

STM Property Investments LLC
820 N. Hermitage #1
Chicago, IL 60622