



This Document Prepared By:

Mark E. Edison
1415 W. 22 nd Street Tower Floor
Oak Brook, IL 60523

Doc#: 1314812191 Fee: \$44.00
 RHSP Fee: \$10.00 Affidavit Fee:
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 05/28/2013 02:49 PM Pg: 1 of 4

After Recording Return To:

Better Homes of Chicago LLC
5415 N Sheridan Rd #5201
Chicago IL 60640

SPECIAL WARRANTY DEED

THIS INDENTURE made this 22ND day of April, 2013, between Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-1, hereinafter ("Grantor"), and Better Homes of Chicago LLC, whose mailing address is 5415 N Sheridan Rd #5201, Chicago, IL 60640, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as 12910 S Green St, Chicago, IL 60643.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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; 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, subject to all matters set forth on Exhibit B.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

REAL ESTATE TRANSFER	05/01/2013
CHICAGO:	\$168.75
CTA:	\$67.50
TOTAL:	\$236.25

25-32-212-032-0000 | 20130401603501 | BD7PZ3

REAL ESTATE TRANSFER	05/01/2013
COOK:	\$11.25
ILLINOIS:	\$22.50
TOTAL:	\$33.75

25-32-212-032-0000 | 20130401603501 | HOUTGG

S Y
 P 4
 S N
 SC Y
 INT D

UNOFFICIAL COPY

Exhibit A
Legal Description

CB

LOT 15 IN BLOCK 'F' IN NEW ROSELAND SUBDIVISION NUMBER 2, A SUBDIVISION IN THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 25-32-212-032-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit B

Permitted Encumbrances

OB

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

Property of Cook County Clerk's Office