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13151041345

Doc#: 1315104134 Fee: \$40.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/31/2013 01:59 PM Pg: 1 of 2



NW710629E6181

SPECIAL WARRANTY DEED

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

THIS INDENTURE, made on the 2nd day of May, 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 2628 WEST AUGUSTA 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 2628 WEST AUGUSTA 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:

PARCEL 1: UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2628 WEST AUGUSTA CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0716422052, IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 115.0 FEET THEREOF) OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, 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, 2628 WEST AUGUSTA 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 2628 WEST AUGUSTA 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.

Permanent Real Estate Numbers: 16-01-413-062-1002

Address of the Real Estate: 2628 W. Augusta Blvd. Unit #2, Chicago, IL 60622

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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.

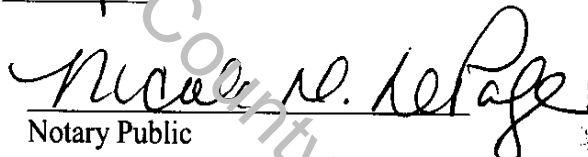
TAYLOR BEAN & WHITAKER REO LLC


By RoundPoint Mortgage Servicing Corporation its Attorney in Fact

STATE OF North Carolina
Mecklenburg COUNTY

On this date, before me personally appeared Jamie Nicosia, Sr. Operations Manager 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 May, 2013.


Notary Public



My term Expires: 3/4/2016



MAIL TO:

Ronald P. Duplack
Beck And Crotty PC
55 W Monroe Ste 3005
Chicago, IL 60603
312-726-4644

SEND SUBSEQUENT TAX BILLS TO:


2628 West Augusta LLC
40 George L. Jewell
424 N. Wood St.
Chicago, IL 60622

REAL ESTATE TRANSFER 05/14/2013

	COOK	\$36.50
	ILLINOIS:	\$73.00
	TOTAL:	\$109.50

16-01-413-062-1002 | 20130501601986 | SC4Z21

REAL ESTATE TRANSFER 05/14/2013

	CHICAGO:	\$547.50
	CTA:	\$219.00
	TOTAL:	\$766.50

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