

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

(the property being conveyed
herein was foreclosure property)

Mailed to:

2160 DALLAS PLINY #178
PLANO TX 75074

Name and Address of Tax Payer:
Residential Recovery Capital
Holdings #2, LLC
3963 Maple Avenue, Suite 190
Dallas, TX 75219

Prepared: P. DeSantis, Esq.
23 West Brandon Blvd., #191,
Isracon, Florida 33511,
866 755 6700



Doc#: 1318244050 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/01/2013 02:28 PM Pg: 1 of 3

This space for recording information only

This SPECIAL WARRANTY DEED, executed this 19th day of April, 2013
RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC, a Texas limited liability
company, with a business mailing address of 3963 Maple Avenue, Suite 190, Dallas, TX 75219,
hereinafter referred to as GRANTOR, conveys and special warrants to MATTHEW HOLMES,
a single/married/unmarried man, residing at 2049 W MORSE AVE #4 W CHICAGO
IL 60645, hereinafter referred to as GRANTEE:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties
to this instrument and the heirs, legal representatives and assigns of individuals, and the
successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of ONE HUNDRED SIXTY-FIVE
THOUSAND and 00/100 DOLLARS (\$165,000.00) and other valuable considerations, receipt
whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remise, releases,
conveys and confirms unto the GRANTEE, all that certain real estate, situated in Cook County,
Illinois, viz:

UNIT 2049-4 WITH PARKING SPACE P-4, A LIMITED COMMON
ELEMENT AND STORAGE SPACE S-5, A LIMITED COMMON
ELEMENT IN THE 204 5 W. MORSE CONDOMINIUM AS
DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "B" TO THE
DECLARATION RECORDED JUNE 26, 2003 AS DOCUMENT
0317745041 AS AMENDED BY FIRST AMENDMENT RECORDED
AUGUST 29, 2005 AS DOCUMENT 0524139077 TOGETHER WITH ITS
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
ELEMENTS, IN COOK COUNTY, ILLINOIS.

Page 1 of 4

AFTER RECORDING RETURN TO:
DOCUMENT PROCESSING SOLUTIONS, INC.
590 W. LAMBERT RD.
BREA, CA 92821

City of Chicago
Dept. of Finance

646898



Real Estate
Transfer
Stamp

\$1,732.50

6/27/2013 15:30

dr00198

Batch 6,639,904

3 pages

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BEING THE SAME PROPERTY CONVEYED TO RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC BY DEED FROM SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK, RECORDED MARCH 11, 2013, AS DOCUMENT NUMBER 1307022041, IN THE CLERK'S OFFICE IN THE OFFICIAL RECORDS OF COUNTY OF COOK, ILLINOIS.

Property Address: 2049 West Morse Avenue # 4W, Chicago, Illinois 60645
Permanent Index Number#: 11-31-120-064-1012
The legal description was provided by agent for grantor.

Grantor hereby grants to Grantee, her heirs, successors and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit for said unit set forth in the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the "204 5 W. MORSE CONDOMINIUM, a Condominium" (the "Condominium Declaration"). and

FURTHER SUBJECT TO THE FOLLOWING, IF ANY:

1. General Real Estate Taxes not due and payable at time of closing,
2. All rights, easements, covenants, restrictions and reservations contained in the condominium declaration the same as though the provisions of said condominium declaration were recited and stipulated at length herein

This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor but no further or otherwise.


TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land.

The undersigned is executing this Deed on behalf of said Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate official, or agent of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

STATE TAX

STATE OF ILLINOIS



JUL.-1.13


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000015438

REAL ESTATE TRANSFER TAX
00165.00
FP 103037

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL.-1.13

REVENUE STAMP

0000015291

REAL ESTATE TRANSFER TAX
00082.50
FP 103042

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IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 19th day of April, 2013.

Recording state does not require witnesses.

RRCM, LLC, a Texas limited liability company, Manager of RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC, a Texas limited liability company

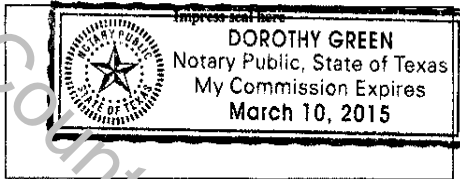
By: [Signature]
D'ARCY YOUNG, President

STATE OF Texas
COUNTY OF Dallas

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 19th day of April, 2013, the undersigned authority, personally appeared D'arcy Young, who is the President, of RRCM, LLC, a Texas limited liability company, Manager of RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC, a Texas limited liability company, on behalf of said company, with full authority to act for said company in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to execute and deliver this deed on behalf of the aforementioned company.

Given under my and official seal this 19th day of April, 2013

[Signature]
Notary Public
[Signature]
Title (and Rank)
My commission expires: 3/10/15



No title search was performed on the subject property by the preparer of this document. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party. Information contained in this instrument was provided to preparer by an agent for said Grantor. Preparer is not responsible for scheduling the closing; the execution of this document; the validity of any power of attorney, if one is being used; the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.