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NW7107124

SPECIAL WARRANTY DEED



Doc#: 1318312014 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/02/2013 08:50 AM Pg: 1 of 2

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

THIS INDENTURE, made on the 8th day of May, 2013, by and between **TAYLOR, BEAN & WHITAKER REC, 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 **NANCY TRAN**, 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 **NANCY TRAN** and her heirs and 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:

UNIT NUMBER 1A, IN YESTERYEAR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 15, 16 AND 17 IN BLOCK 27 IN RAVENSWOOD, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18 AND PART OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25151735, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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, **NANCY TRAN** and her heirs and 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 **NANCY TRAN** and her 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** as to matters of title.

Permanent Real Estate Numbers: **14-18-410-039-1001**
Address of the Real Estate: **4211 N. PAULINA ST, UNIT 1A, CHICAGO, IL. 60613**

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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,
Se 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 8th day of May, 2013.


Notary Public






My term Expires: 3/4/2016

MAIL TO: _____

SEND SUBSEQUENT TAX BILLS TO:

→ Nancy Tran
17659 Grandview Drive
Sterling, FL 32618

REAL ESTATE TRANSFER		06/10/2013
	CHICAGO:	\$1,200.00
	CTA:	\$480.00
	TOTAL:	\$1,680.00
14-18-410-039-1001 20130601601602 5N7AU7		

REAL ESTATE TRANSFER		06/10/2013
	COOK	\$80.00
	ILLINOIS:	\$160.00
	TOTAL:	\$240.00
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