

# UNOFFICIAL COPY



Doc#: 1318422082 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/03/2013 02:19 PM Pg: 1 of 5

## SPECIAL WARRANTY DEED

(the property being conveyed  
herein was foreclosure property)

Return to:

LAWYERS TITLE CO  
7160 Dallas Parkway #175  
Plano, TX 75264

Name and Address of Tax Payer:

EH Pooled Investments, LP  
1901 West Braker Lane  
Suite D200  
Austin, TX 78758

Prepared: P. DeSantis, Esq.  
235 West Brandon Blvd., #191,  
Brandon, Florida 33511,  
866-755-0300

This space for recording information only

GFF#191400444

This SPECIAL WARRANTY DEED, executed this 19 day of March, 2013, U. S. BANK, NATIONAL ASSOCIATION, with a business address of 4801 Frederica Street, Owensboro, KY 42301, hereinafter referred to as GRANTOR, conveys and special warrants to EH POOLED INVESTMENTS, LP, a Delaware limited partnership whose address is 1901 West Braker Lane, Suite D200, Austin, TX 78758, 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 and 00/100 DOLLARS (\$100.00) 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 land, situated in Cook County, Illinois, viz:

LOT 712 IN E.A. CUMMINGS AND COMPANY'S 63<sup>RD</sup> STREET SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

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City of Chicago  
Dept. of Finance  
647327



Real Estate  
Transfer  
Stamp

\$0.00

7/3/2013 13:47

dr00764

Batch 6,688,032

5 pages

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BEING THE SAME PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOCIATION FROM THE JUDICIAL SALES CORPORATION, AN ILLINOIS CORPORATION (SHERI N. HUELL ET AL.) BY DEED RECORDED 11/09/2010 AS DOCUMENT NUMBER 1031340067 IN THE CLERK'S OFFICE IN THE OFFICIAL RECORDS OF COOK COUNTY, ILLINOIS.

Property Address: 6132 South Wood Street, Chicago, IL 60636

Permanent Index Number#: 20-18-419-036-0000

The legal description was obtained from a previously recorded instrument or was provided by agent for grantor.

SUBJECT ONLY TO THE FOLLOWING, IF ANY: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT TIME OF CLOSING, COVENANTS, CONDITIONS, RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH PURCHASER'S USE AND ENJOYMENT OF THE PROPERTY.

FURTHER SUBJECT TO ALL MATTERS OF RECORD.

TO HAVE AND TO HOLD, the same in fee simple, to the Grantee, its successors and/or assigns, with covenants on the part of the Grantor, (1) that at the time of the making and delivery of this deed the Grantor is the lawful owner of an indefeasible estate in fee simple, in and to the premises therein described, and had good right and full power to convey the same; (2) that the same is free from all encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons; and (3) that it 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. Such covenants shall be obligatory upon any Grantor, its successors and assigns, as fully and with like effect as if written at length herein.


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.

Signature page to follow.

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Exempt under provisions of  
Paragraph E Section 31-45  
Property Tax Code

Date: 3/19/2013

Signature: 

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

*Recording state does not require witnesses.*

U. S. BANK NATIONAL ASSOCIATION

By: *Krystle Graham*  
Krystle Graham, Assistant Vice President

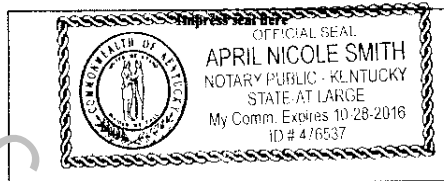
STATE OF Kentucky  
COUNTY OF Daviess

BEFORE ME, on the 19 day of March, 2013, the undersigned authority, personally appeared Krystle Graham, Assistant Vice President for U.S. BANK NATIONAL ASSOCIATION, on behalf of said entity, 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 acknowledge, execute and deliver this deed on behalf of the above mentioned entity.

Given under my hand and official seal this 19 day of March, 2013.

*[Signature]*  
Notary Public

Title (and Rank)  
My commission expires:



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.

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## STATEMENT BY GRANTOR AND GRANTEE

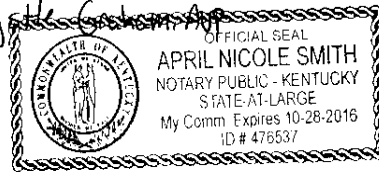
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorize to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 19, 2013.

Signature: *Kristle Graham*  
Grantor or Agent

Subscribed and sworn to before me by the said Kristle Graham, A/P this 19 day of March, 2013

Notary Public *[Signature]*



The Grantee of his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated \_\_\_\_\_, 20\_\_\_\_

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public \_\_\_\_\_

Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorize to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated \_\_\_\_\_, 20\_\_.

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me  
by the said \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public \_\_\_\_\_

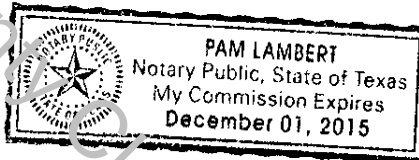
The Grantee of his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 18, 2013

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed an sworn to before me  
by the said Manager  
this 18 day of March, 2013

Notary Public PA



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)