

# UNOFFICIAL COPY



Doc#: 1322512052 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/13/2013 10:20 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:  
That CHAMPION MORTGAGE COMPANY

herein called 'GRANTOR',  
whose mailing address is:

350 Highland Drive, Lewisville TX 75067

FOR AND IN CONSIDERATION OF

TEN and NO/100 DOLLARS, and other good  
and valuable consideration, to it in hand paid by the party or parties identified below as  
GRANTEE hereunder, by these presents does grant, bargain, and sell unto:

LAVERNE WRIGHT

called 'GRANTEE' whose mailing address is:

all that certain real property situated in COOK COUNTY, Illinois and more particularly  
described as follows:

THE NORTH 33 FEET OF THE SOUTH 1/2 OF LOT 2 (EXCEPT THE WEST 33 FEET AND EXCEPT  
THE EAST 463.96 FEET) IN ANDREWS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST  
FRACTIONAL 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 28, TOWNSHIP 37  
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS; ALSO THE SOUTH 16 1/2 FEET OF THE NORTH 1/2 OF THE WEST 10 RODS OF LOT 2  
IN ANDREWS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST  
FRACTIONAL 1/4 NORTH OF THE INDIAN BOUNDARY LINE (EXCEPT THE EAST 8 FEET  
THEREOF DEDICATED FOR ALLEY) IN SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 25-28-400-009 and 25-28-400-034

Address of Property: 12331 Princeton Avenue, Chicago, IL 60628

TO HAVE AND TO HOLD the above described premises, together with all the rights and  
appurtenances thereto in any wise belonging, unto the said GRANTEE, his heirs or  
successors and assigns forever, subject to: (a) covenants, conditions and restrictions of  
record; (b) private, public and utility easements and roads and highways, if any; (c) party  
wall rights and agreements, if any; (d) existing leases and tenancies, if any; (e) special  
taxes or assessments for improvements not yet completed, if any; (f) installments not due  
at the date hereof of any special tax or assessment for improvements heretofore  
completed, if any; (g) general real estate taxes; (h) building code violations and judicial  
proceedings relating thereto, if any; (i) existing zoning regulations; (j) encroachments if  
any, as may be disclosed by a plat of survey; (k) drainage ditches, drain tiles, feeders,  
laterals and underground pipes, if any; and (l) all mineral rights and easements in favor of  
mineral estate.

BOX 334 CT

S Y  
P 2  
S N  
SC M  
INT 1

SA4724907 2 of 2 REC MD

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Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 25 day of June, 2013 in its name by Salim Williams its Attorney in fact thereunto authorized by resolution of its board of directors.

CHAMPION MORTGAGE COMPANY  
BY

(AFFIX SEAL)

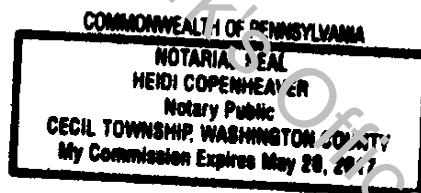
STATE OF Pennsylvania  
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 25 day of June, 2013 by Salim Williams Attorney in fact of CHAMPION MORTGAGE COMPANY.

After recording

MAIL TO:  
LAVERNE WRIGHT  
7017 S FAIRFIELD AVE  
CHICAGO IL 60629

Heidi Copenheaver  
NOTARY PUBLIC



This instrument prepared by:  
KENNETH D. SLOMKA  
SLOMKA LAW GROUP  
15255 S. 94<sup>TH</sup> AVENUE, #602  
ORLAND PARK, IL 60462

tax bill mail to:  
LAVERNE WRIGHT  
7017 S FAIRFIELD AVE  
CHICAGO IL 60629

Permanent Tax No.: 25-28-400-009 and 25-28-400-034  
Address of Property: 12331 Princeton Avenue, Chicago, IL 60628

REAL ESTATE TRANSFER	07/11/2013
CHICAGO:	\$120.00
CTA:	\$48.00
<b>TOTAL:</b>	<b>\$168.00</b>



25-28-400-034-0000 | 20130601607705 | MXN6JP

REAL ESTATE TRANSFER	07/11/2013
COOK	\$8.00
ILLINOIS:	\$16.00
<b>TOTAL:</b>	<b>\$24.00</b>



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