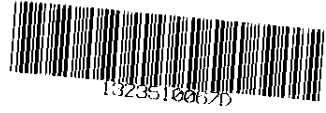


# UNOFFICIAL COPY

RECORDED AT THE REQUEST  
OF WHEN RECORDED MAIL TO  
AND MAIL TAX BILL TO:

REO FUNDING SOLUTIONS  
III LLC  
c/o Turnstone Group, LLC  
3424 Peachtree Road NE  
Suite 1775  
Atlanta, GA 30326  
Attention: Brian Linne



Doc#: 1323510067 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/23/2013 12:53 PM Pg: 1 of 6

THIS DOCUMENT PREPARED  
BY:

Craig Jeffrey, Esq.  
Bryan Cave LLP  
161 North Clark Street  
Suite 4300  
Chicago, Illinois 60601

LEGAL DESCRIPTION:

See Exhibit A  
[Cook County]

8934 1022 0258 3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

THIS DEED, made and entered into this 8 day of August, 2013 by and between RBC REAL ESTATE FINANCE, INC., a Delaware corporation, as successor and assignee of RBC Bank (USA) formerly known as RBC Centura Bank, whose mailing address is 10375 Richmond Ave., Suite 1010, Houston, TX 77042 ("Grantor"), and REO FUNDING SOLUTIONS III LLC, a Georgia limited liability company, whose mailing address is c/o Turnstone Group, LLC, 3424 Peachtree Road NE, Suite 1775, Atlanta, GA 30326 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid to Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presence GRANT, BARGAIN AND SELL unto the Grantee the following described real estate, situated in the County of Cook and the State of Illinois, (the "Property") more particularly described as follows:

See Exhibit A attached hereto and hereby made a part hereof.

Property Address: See Exhibit A

Permanent Parcel Nos.: See Exhibit A

STAMPS AFFIXED TO DOC \_\_\_\_\_

1323510065

See deed for Turnstone  
deed to Turnstone

# UNOFFICIAL COPY

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same, belonging unto the Grantee, and to its successors and assigns forever. The Grantor hereby covenanting that it and its successors and assigns shall and will WARRANT AND FOREVER DEFEND the title to the Property unto the Grantee, and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other.

(signature page follows)

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has executed this Deed the day and year first above written.

**"GRANTOR"**  
**RBC REAL ESTATE FINANCE, INC.,**  
a Delaware corporation

By: [Signature]

Name: James Team Jr

Title: President

[SEAL]

Property of Cook County Notary Office

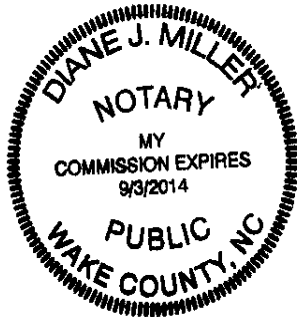
### CORPORATE ACKNOWLEDGMENT

STATE OF NC )  
COUNTY OF Wake ) SS

I, Diane J Miller, Notary Public in and for said County and State, do hereby certify that James Team, of RBC Real Estate Finance, Inc., a Delaware corporation, who is personally known to me to be the President of said corporation and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as President of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as his/her free and voluntary act and deed, and the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this the 19 day of August, 2013.

[Official Seal]



Diane J Miller  
Notary Public

My Commission Expires: 9/3/2014

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION FOR THE PROPERTY

#### Parcel Identifying Numbers:

Parcel Identify Number	Street Address	Lot Size or Acreage	Parcel/Lot #
31-14-108-005-0000	20004 Classic Lane	10,387	6/14
31-14-108-006-0000	20008 Classic Lane	7,865	6/15
31-14-108-007-0000	20012 Classic Lane	7,807	6/16
31-14-107-002-0000	20013 Classic Lane	8,884	6/18
31-14-107-003-0000	20009 Classic Lane	7,768	6/19
31-14-107-004-0000	20005 Classic Lane	11,400	6/20
31-14-107-005-0000	20000 Arquila Circle	11,953	6/21
31-14-107-006-0000	20006 Arquila Circle	7,727	6/22
31-14-107-007-0000	20010 Arquila Circle	8,847	6/23
31-14-107-001-0000	20001 Arquilla Cicle	135,632	7

# UNOFFICIAL COPY

## Legal Description from the Deed:

### COOK:

#### PARCEL 6:

LOTS 14, 15, 16, 18, 19, 20, 21, 22 AND 23 IN TRADITIONS OF OLYMPIA FIELDS PHASE SIX, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2004 AS DOCUMENT NO. 0433544019, IN COOK COUNTY, ILLINOIS.

#### PARCEL 7:

THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART LYING NORTH OF A LINE 50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SECTION 14 AND EXCEPT THE SOUTH 300 FEET OF THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND EXCEPT THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 100 FOOT VOLLMER ROAD WITH THE EASTERLY RIGHT OF WAY LINE OF 83 FOOT CRAWFORD AVENUE; THENCE EAST ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE 67 FEET; THENCE SOUTHWESTERLY TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE THAT IS 40.20 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE PLACE OF BEGINNING; ALSO EXCEPT THOSE PORTIONS FALLING WITHIN THE PLATS OF "TRADITIONS OF OLYMPIA FIELDS PHASES ONE, TWO, THREE, FOUR, FIVE AND SIX") IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

RBC Real Estate, Inc., being duly sworn on oath, states that  
office resides at 10375 RICHMOND AVE, Ste 1010, HOUSTON TX 77042. That the  
attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 2 day of August, 2013

Chakema L. Wiley  
Notary Public

RBC Real Estate Finance, Inc., a  
DELAWARE CORPORATION  
By: [Signature]  
Name: James Tean Jr  
Title: President

