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After recording, return to:
The Accurate Group of Texas
50 Briar Hollow Lane, Suite 210W
Houston, TX 77027

Doc#: 1325310103 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/10/2013 12:46 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

2011/01/09 28
THIS INDENTURE, made this 28 day of October 2011, between BANCO POPULAR NORTH AMERICA, the Grantor, and ASSETS RECOVERY 23, LLC, whose address is 1900-300 Sunset Harbour Drive, Miami Beach, Florida 33139, the Grantee, WITNESSETH, that the Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN GRANT and CONVEY unto the Grantee, and its successors 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:

Lot 1 and 2 and the North half of Lot 3 in Block 205 in Maywood Section 11, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: : 319 North 4th Avenue, Maywood IL 60153
Property Index Number: 15-11-126-001

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyways 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 Grantor, either law or equity, of in and to the above described premises, with the hereditaments and appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantee, for itself and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in a manner encumbered or charged, except as herein recited, and that it does WARRANT AND DEFEND the same to the Grantee, and its heirs, assigns and successors, forever, against the lawful claims and demands of all persons claiming through or under the Grantor, but none other, subject to all unpaid general taxes and special assessments and to covenants, conditions, easements and restrictions of record.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, this 28 day of June 2011.

Banco Popular North America

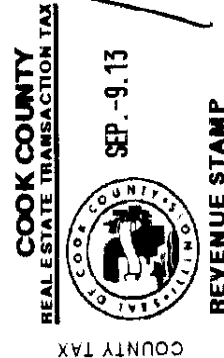
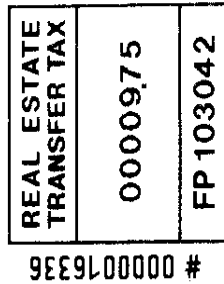
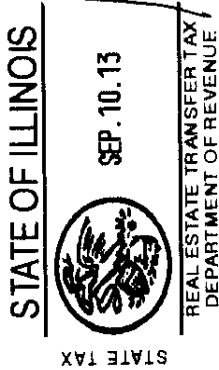
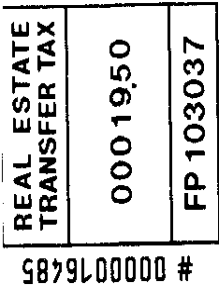
By: [Signature]

Its: [Signature]

VILLAGE OF MAYWOOD

\$ 80.00
Banka State
Real Estate Transfer Tax Paid

10/28/11



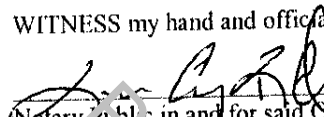
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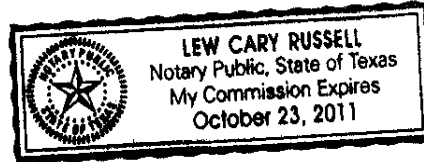
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STATE OF Texas
COUNTY OF Harris

On 06/30/11, before me, the undersigned Notary Public in and for said County and State, personally appeared, J.M. Carr, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by the signature(s) on the instrument the person(s), or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public in and for said County and State



Subsequent Tax Bills to:
Assets Recovery 23, LLC
1900-300 Sunset Harbour Drive
Miami Beach, FL 33139

After Recording Mail to:
Assets Recovery 23, LLC
1900-300 Sunset Harbour Drive
Miami Beach, FL 33139

Instrument prepared by:
Carolyn M. Artus
Weltman, Weinberg & Reis, Co., L.P.A.
180 N. LaSalle Street, Suite 2400
Chicago IL 60601
WWR # 7738331

After recording, return to:
The Accurate Group of Texas
50 Briar Hollow Lane, Suite 210W
Houston, TX 77027

Property of Cook County Clerk's Office

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EXHIBIT A

[Legal Description]

LOTS 1 AND 2 AND THE NORTH HALF OF LOT 3 IN BLOCK 205 IN MAYWOOD, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property is NOT the homestead real property of grantor.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 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: 9/30/11

Signature: [Handwritten Signature]
~~Grantor~~ or Agent
Grantee

Subscribed and sworn to before me by the said Manager this 30 day of September, 20 11.



Neys H. Henderson
COMMISSION #EE 109678
EXPIRES: JULY 06, 2015
WWW.AARONNOTARY.com

Notary Public [Handwritten Signature]

The grantee or his/her agent affirms that to the best of his/her 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 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: 9/30/11

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Sr VP this 30 day of September, 20 11.



Notary Public [Handwritten Signature]

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.

(Attach 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 Act.)