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Doc#: 1325310105 Fee: \$68.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/10/2013 12:53 PM Pg: 1 of 4

20/1080673

SPECIAL WARRANTY DEED

GRANTOR, ASSETS RECOVERY 23, LLC (herein, "Grantor"), whose address is 1900 Sunset Harbour Drive 2nd Floor, Miami Beach, FL 33139, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, GRANTS, BARGAINS AND SELLS to GRANTEE, GUILLIAN GUTIERREZ, an unmarried person (herein, "Grantee"), whose address is 319 N 4th Avenue, Maywood, IL 60153, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 319 N 4th Avenue, Maywood, IL 60153

Permanent Index Number: 15-11-126-001-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

To have and to hold said premises forever.

Dated this 27 day of October, 2011.

VILLAGE OF MAYWOOD

\$ 164.00

Nanka Bates

Real Estate Transfer Tax Paid

10/28/11

When recorded return to:

~~GUILLIAN GUTIERREZ
319 N 4TH AVENUE
MAYWOOD, IL 60153~~

Send subsequent tax bills to:

GUILLIAN GUTIERREZ
319 N 4TH AVENUE
MAYWOOD, IL 60153

This instrument prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

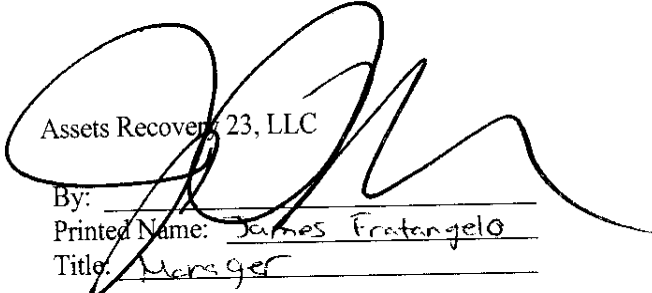
After recording, return to:
The Accurate Group of Texas
50 Briar Hollow Lane, Suite 210W
Houston, TX 77027

S Y
P 4/99
S N
M N
SC Y
E Y
INT Y, W

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GRANTOR

Assets Recovery 23, LLC

By: 

Printed Name: James Fratangelo

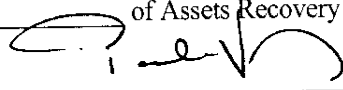
Title: Manager

STATE OF Florida

COUNTY OF Miami-Dade

This instrument was acknowledged before me on October 27 2011, by James Fratangelo, as Manager of Assets Recovery 23, LLC.

[Affix Notary Seal]

Notary signature: 

Printed name: Paula Vasquez

My commission expires: 08/26/2012



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

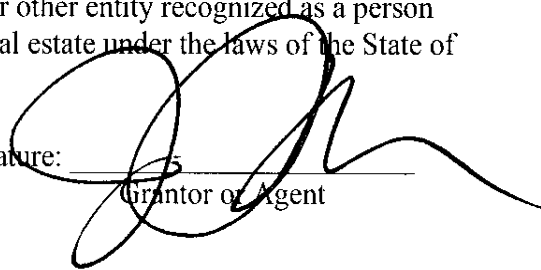
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STATEMENT BY GRANTOR AND GRANTEE

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: 10/27/2011

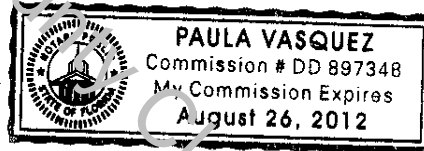
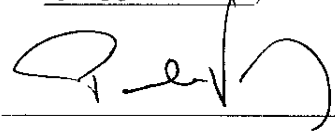
Signature: _____



Grantor or Agent

Subscribed and sworn to before me by the said James Frattangelo this 27 day of October, 2011.

Notary Public _____



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: 11/3/11

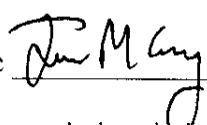
Signature: _____



Grantee or Agent

Subscribed and sworn to before me by the said GUILIAN GUTIERREZ this 3rd day of NOVEMBER, 2011.

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.

(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.)