

UNOFFICIAL COPY



1325533127

CT

NW7107117 ELG181

SPECIAL WARRANTY DEED

Doc#: 1325533127 Fee: \$60.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/12/2013 02:05 PM Pg: 1 of 2

Completed By: Ginali Associates, P.C.
947 N. Plum Grove Road, Schaumburg, IL 60173

THIS INDENTURE, made on the 26th day of July, 2013, by and **TAYLOR, BEAN & WHITAKER REO LLC** by RoundPoint Mortgage Servicing Corporation its Attorney in Fact, whose address is 5032 Parkway Plaza Blvd Charlotte, NC 28217, hereinafter referred to as Grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and **TIM XIONG AND XIUFEN LIU**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part **TIM XIONG AND XIUFEN LIU** and their heirs 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:

UNIT 13 C-LEFT IN WESTRIDGE TOWNHOMES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE; PART OF LOT 1 IN WESTRIDGE UNIT 1, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 AND ALSO PART OF THE SOUTH EAST 1/4 BOTH FALLING IN SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 86452160, RERECORDED AS DOCUMENT 86506027, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, **TIM XIONG AND XIUFEN LIU** and their heirs and assigns forever.

AS JOINT TENANTS

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part **TIM XIONG AND XIUFEN LIU** and their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

Permanent Real Estate Numbers: 03-06-400-058-1084

Address of the Real Estate: 530 W. HAPPFIELD DR #530, ARLINGTON HEIGHTS, IL 60004

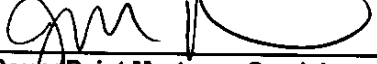
REC 333-07

S N
P 2
S N
SC V
INT RE

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Agent, the day and year first above written.

TAYLOR, BEAN & WHITAKER REO LLC


by RoundPoint Mortgage Servicing Corporation its Attorney in Fact
JAMIE NICOSIA

STATE OF North Carolina
Mecklenburg COUNTY

On this date, before me personally appeared Jamie Nicosia, SE Operations Manager, pursuant to a delegation of authority, to me known to be the person who executed the foregoing instrument on behalf of the Seller, and acknowledged that he/she executed the same as his/her free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of North Carolina aforesaid, this 26th day of July, 2013.

Nicole M. Helge
Notary Public

My term Expires: 3/6/2016





MAIL TO:

Richard Ross
851 Providence
Algonquin, IL 60102

SEND SUBSEQUENT TAX BILLS TO:

TIM XIONG'S XIUFENG LIUN
1061 Sanctuary CT
Vernon Hills, IL 60061

REAL ESTATE TRANSFER 08/19/2013

		COOK	\$73.00
		ILLINOIS:	\$146.00
		TOTAL:	\$219.00