

(2 of 5)

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Doc#: 1328241082 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/09/2013 10:42 AM Pg: 1 of 2



Chicago Title Insurance Company
SPECIAL WARRANTY DEED
(Corporation to Individual)

Property of Cook County Clerk's Office

THIS INDENTURE, made this 10th day of September, 2013 between Roseland New Homes Phase II, LLC, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and ZELDA C. MARTIN-ROBERTS, divorced and not since remarried,

(GRANTEE'S ADDRESS) 143 W 112th Pl, Chicago, Illinois 60628

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and 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, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, **FOREVER**, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 14 IN CORNELIUS KEIZER'S SECOND ADDITION TO PULLMAN IN SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS c/k/a 10559 S. Edbrooke Avenue, Chicago, Illinois 60628

SUBJECT TO: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, and building lines and easements, if any, provided they do not interfere with current use and enjoyment of the real estate.

Permanent Real Estate Index Number(s):
25-15-121-022-0000

Address(es) of Real Estate: 10559 South Edbrooke Avenue, Chicago, Illinois 60628

Together with all the singular and 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 said 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, 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 incumbered 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, **WILL WARRANT AND FOREVER DEFEND.**

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C.T.I.C. ST5142059 KARSA

Box 400-CTCC

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its ASSISTANT SECRETARY, the day and year first above written.

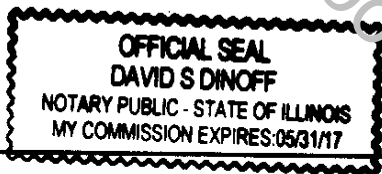
Roseland New Homes Phase II, LLC


By 
BRYAN ESENBERG
ASSISTANT SECRETARY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that BRYAN ESENBERG personally known to me to be the ASSISTANT SECRETARY of the Roseland New Homes Phase II, LLC is personally known to me to be the Assistant Secretary, of said corporation, and personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such BRYAN ESENBERG as ASSISTANT SECRETARY signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as 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 10 day of August, 2013





 (Notary Public)

Prepared By: MARILYN J. WOOD
P.O. BOX 0247
OAK PARK, Illinois 60303

Mail To:
Benjamin E. Starks
11528 South Halsted
CHICAGO, Illinois 60628


Name & Address of Taxpayer:
ZELDA C. MARTIN-ROBERTS
10559 S. Edbrooke Avenue
Chicago, Illinois 60628

REAL ESTATE TRANSFER 09/12/2013

		COOK	\$89.50
		ILLINOIS:	\$179.00
		TOTAL:	\$268.50

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REAL ESTATE TRANSFER 09/12/2013

	CHICAGO:	\$1,342.50	
		CTA:	\$537.00
		TOTAL:	\$1,879.50

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