



Doc#: 1331101045 Fee: \$60.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/07/2013 10:35 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

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

SA 9857048 EG
10/27/13
ETI

THIS INDENTURE, made on the 4th day of September, 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 **DALE JANSSEN, PAULA JANSSEN AND DERRICK JANSSEN**, 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 **DALE JANSSEN, PAULA JANSSEN AND DERRICK JANSSEN**, 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:

LOT 30 IN BLOCK 14 IN J. C. CALDWELL'S SUBDIVISION OF C. C. LAY'S ADDITION TO WESTERN SPRINGS (EXCEPT BLOCK 15 AND THE NORTH 2 ACRES OF THE EAST 1/2 OF BLOCK 16 INCLUDING 1/2 OF THE STREET), A SUBDIVISION OF THE EAST PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND 3.554 ACRES IN THE SOUTH PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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, **DALE JANSSEN, PAULA JANSSEN AND DERRICK JANSSEN**, and their heirs and assigns forever.

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 **DALE JANSSEN, PAULA JANSSEN AND DERRICK JANSSEN**, 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: 18-06-129-002-0000

Address of the Real Estate: 4147 WESTERN AVE, WESTERN SPRINGS, IL 60558

3800
10/27/13
K/R/Y
B

BCO 334

ER

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

[Signature]
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, SR. 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 4th day of September, 2013.

[Signature]
Notary Public





My term Expires: 3/10/2016

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Christian Chewoweth
Chensoweth LAW LLC
180 N. LaSalle #3700
Chicago IL 60601

Derrick Janssen
4147 Western Ave
Western Springs IL 60558

REAL ESTATE TRANSFER		10/22/2013
	COOK	\$182.00
	ILLINOIS:	\$364.00
	TOTAL:	\$546.00