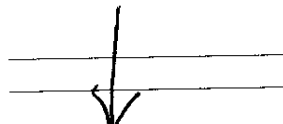


UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Return to: #1348093 Y/



Name and Address of Tax Payer:

Freddie Guerrero
Steven Guerrero
12746 S. KENNETH AVE
Unit H
Alsip, IL 60803

Prepared: P. DeSantis, Esq.
235 West Brandon Blvd., #191,
Brandon, Florida 33511,
866-755-6300



1331944015D

Doc#: 1331944015 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/15/2013 11:12 AM Pg: 1 of 3

This:

This SPECIAL WARRANTY DEED executed this 4th day of November, 2013, RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC, a Texas limited liability company, with a business mailing address of 3963 Maple Avenue, Suite 190, Dallas, TX 75219, hereinafter referred to as GRANTOR, conveys and special warrants to FREDDIE GUERRERO, a single/~~married~~/~~unmarried~~ person with a mailing address of 12746 S. KENNETH AVE, Unit H, Alsip, IL 60803 and STEVEN GUERRERO, a single/~~married~~/~~unmarried~~ man, with a mailing address of 12746 S. KENNETH AVE, Unit H, Alsip, IL 60803, hereinafter referred to as GRANTEES:

Wherever used herein the terms "GRANTOR" AND "GRANTEES" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of THIRTY NINE THOUSAND NINE HUNDRED and 00/100 DOLLARS (\$39,900.00) and other valuable considerations receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remise, releases, conveys and confirms unto the GRANTEES, all that certain real estate, situated in Cook County, Illinois, viz:

PARCEL 1:

UNIT H TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RONNE TREE CONDOMINIUM NUMBER 2 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24115920, IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

BEING THE SAME PROPERTY CONVEYED TO RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC, A TEXAS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED RECORDED 10/29/2013 AS DOCUMENT NUMBER 1330229087 IN THE CLERK'S OFFICE IN THE OFFICIAL RECORDS OF COUNTY OF COOK, ILLINOIS.

Property Address: 12746 South Kenneth Avenue, Unit H. Alsip, Illinois 60803
Permanent Index Number#: 24-34-113-025-1008
The legal description was provided by agent for grantor.

Grantor hereby grants to Grantee, Grantee's heirs and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit for said unit set forth in the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the "POMME TREE CONDOMINIUM NUMBER 2, a Condominium" (the "Condominium Declaration"). and

FURTHER SUBJECT TO THE FOLLOWING, IF ANY:

1. General Real Estate Taxes not due and payable at time of closing,
2. All rights, easements, covenants, restrictions and reservations contained in the condominium declaration the same as though the provisions of said condominium declaration were recited and stipulated at length herein

This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land.

The undersigned is executing this Deed on behalf of said Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate officer, or agent of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

VILLAGE OF ALSIP

VILLAGE TAX



NOV. -5.13

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000832

REAL ESTATE TRANSFER TAX
0014000
FP326706

REAL ESTATE TRANSFER	11/15/2013
	COOK \$20.00
	ILLINOIS: \$40.00
	TOTAL: \$60.00

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 4th day of November, 2013.

Recording state does not require witnesses.

RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC, a Texas limited liability company

By: **RRCM, LLC**, a Texas limited liability company, Manager

By: [Signature]
D'ARCY YOUNG, President

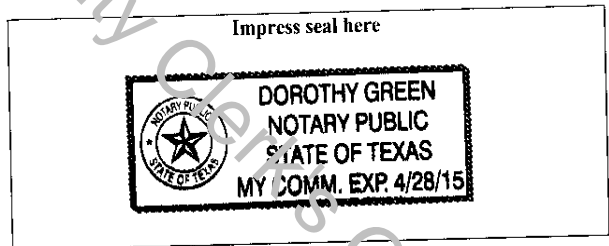
STATE OF Texas
COUNTY OF Harris

BEFORE ME, on the 4th day of November, 2013, the undersigned authority, personally appeared D'ARCY YOUNG, who acknowledged that she is the president on behalf of **RRCM, LLC, a Texas limited liability company**, Manager for **RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC, a Texas limited liability company**, on behalf of said entity, with full authority to act for said entity in this transaction, who is known to me or has shown [Signature] as identification, who after being by me first duly sworn, deposes and says that she has the full legal authority to execute and deliver this deed on behalf of the aforementioned entity.

Given under my and official seal this 4th day of November, 2013.

[Signature]
Notary Public

[Signature]
Title (and Rank)
My commission expires:



{No title examination requested or performed - the preparer hereof makes no representation as to the state of title to the above-described property }

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party by the preparer of this document. Information contained in this instrument was provided to preparer by an agent for said Grantee. Preparer is not responsible for scheduling the execution of this document; the validity of any power of attorney, if one is being used; nor the recording of this instrument. Preparer has no control over typed or hand written additions made to this instrument.