

MAIL TO:

Pittacora Law Group, LLC
James R. Pittacora
223 West Jackson Suite 620
Chicago, IL 60606



Doc#: 1401549043 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/15/2014 11:30 AM Pg: 1 of 3

SPECIAL WARRANTY DEED
(CORPORATION TO LIMITED
LIABILITY COMPANY)
ILLINOIS

THIS INDENTURE, made this 27 day of December, 2013, between Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns Asset Backed Securities I Trust 2006-HE3, Asset-Backed Certificates, Series 2006-HE3, duly authorized to transact business in the State of Illinois, party of the first part, and Kingsguard Properties, LLC, a limited liability company organized and existing under and by virtue of the laws of the State of ILLINOIS having its principal office at the following address: 910 W. Van Buren St, #180, Chicago, IL 60607, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) 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 party of the second part, and to their heirs and assigns, FOREVER, all interest in the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:



SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS; CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS AND DRAIN TILE, PIPE OR OTHER CONDUIT AND ALL OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.


Together with all and singular the hereditaments and appurtenances hereunder belonging, or in otherwise appertaining, and the 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 HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 25-09-115-031-0000
Property Address(es): 9648 South Eggleston Avenue, Chicago, IL 60628

REAL ESTATE TRANSFER		01/13/2014
	COOK	\$22.75
	ILLINOIS:	\$45.50
	TOTAL:	\$68.25

25-09-115-031-0000 | 20131201606437 | JGQFVU

REAL ESTATE TRANSFER		01/13/2014
	CHICAGO:	\$341.25
	CTA:	\$136.50
	TOTAL:	\$477.75

25-09-115-031-0000 | 20131201606437 | QTR45Z

PREMIER TITLE

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused by its VPLO President, the day and year first above written.

PLACE CORPORATE SEAL HERE Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns Asset Backed Securities I Trust 2006-HE3, Asset-Backed Certificates, Series 2006-HE3 by: Wells Fargo Bank, N.A. as its Attorney-In-Fact

X/ Tyler M Burkhead 12-27-13

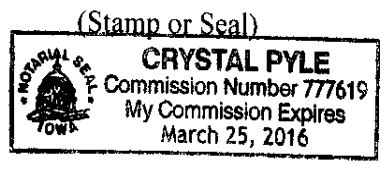
By: **TYLER M BURKHEAD**
Vice President Loan Documentation

Its:

State of Iowa)
) ss.
County Dallas

On this 27th day of December A.D., 2013 before me, a Notary Public in and for said county, personally appeared Tyler M Burkhead to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLO (title) of said Wells Fargo Bank, N.A. as attorney in fact for Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns Asset Backed Securities I Trust 2006-HE3, Asset-Backed Certificates, Series 2006-HE3, by authority of its board of (directors or trustees) and the said (officer's name) Tyler M Burkhead acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature)
Notary Public



Freedman Anselmo Lindberg LLC
1771 W. Diehl Ste 250
Naperville, IL 60563

PLEASE SEND SUBSEQUENT TAX BILLS TO:
Kingsguard Properties, LLC
9648 South Eggleston Avenue
Chicago, IL 60628
910 W. VAN BUREN ST, #180
CHICAGO, IL 60607

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
530-571-2111

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EXHIBIT "A"

PROPERTY DESCRIPTION

The land referred to in this commitment is described as follows:

LOT 6 (EXCEPT THE NORTH 16 FEET THEREOF), LOT 7 AND THE NORTH 8 FEET OF LOT 8 IN THE SUBDIVISION OF BLOCK 4 IN O'DELL'S ADDITION TO EUCLID PARK, SAID ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office