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Doc#: 1403646152 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/05/2014 03:25 PM Pg: 1 of 3

Special Warranty Deed Corporation to Individual (Illinois)

Above Space for Recorder's Use Only

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THIS AGREEMENT, made this 15th day of January, 2014, between Castle Peak 2010-1 REO, LLC, a corporation created and existing under and by virtue of the laws of the State of Utah and duly authorized to transact business in the State of Illinois, a party of the first part, and Arnoldo Argueta and Havner Argueta, husband and wife, whose mailing address is 2118 N. Kilbourn Ave, Chicago, IL 60639, party of the second part, WITNESSETH, that the party of the first part for and in consideration of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board 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 the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

x as joint tenants with rights of survivorship
(See Exhibit A for legal description attached hereto and made part here of)

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, 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, 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, subject to:

Permanent Real Estate Number(s): 12-29-103-028-0000
Address of real estate: 3101 Charles St., Melrose Park, IL 60164-1231

* the property is located in
unincorporated melrose park.

FIDELITY NATIONAL TITLE 51012055
1061

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LEGAL DESCRIPTION

Exhibit A

LOT 239 (EXCEPT THE EAST 85 FEET THEREOF) IN FREDERICK H. BARTLETT GRAND FARM UNIT "G" BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1939 AS DOCUMENT NUMBER 12336093, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office