# FIDELITY NATIONAL TITLE S/0/205

### **UNOFFICIAL COPY**



Special Warranty Deed Corporation to Individual (Illinois)

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

Above Space for Recorder's Use Only

THIS AGREEMENT, made this 15th day of formum, 20 14, between Castle Peak 2010-1 REO, LLC, a corporation created and existing under and by virtue of the laws of the State of 15th and duly authorized to transact business in the State of I linois, a party of the first part, and Arnoldo Arqueta and Havner Argueta, hasband 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 descrit ed real estate, situated in the County of Cook and State of illinois known and described as follows, to wit:

(See Exhibit A for legal description attached ners 1) and made part here of )

Together with all and singular the hereditaments and appurtenances there was 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 lew 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 whe coy 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.

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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, and attested by its, the lay
and year first above written.
Castle Peak 2010-1 REO, LLC, By Green River Capital, LL CAS Attorney In Fact
By
President Avive Dush, Vice President
Attest: Adam Shield:
STATE OF UT )
COUNTY of Salt Lake
1, Dusty LaDawn Bailey a Notary Public in and for the said County, in the State
aforesaid, DO HEREBY CERTIFY that Aviva Buck personally known to me to be the Vice President of Green River Capital, LP, As Attorney In Fact for Capital Peak 2010-1 REO, LLC, and Adam Shields
personally known to me to be the of said corporation, and personally known to me to be the
same persons whose names are subscribed to the fore only instrument, appeared before me this day in person,
and severally acknowledged that as such and they 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 said corporation as their 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 transferred official seal, this 15th Iday of January
The state of the s
Notary Public Dusty LAD, Wid CAll EY Notary Public, State of Utah Notary Public, State of Utah
Commission expires 2/4/15  Commission # 60 5995  My Commission Expires
February 04, 2015
THIS DOCUMENT PREPARED BY:
THIS DOCUMENT PREPARED BY: Michael S. Fisher Attorney in Law, P.C. One South Dearborn Suite 2110
One South Dearborn Suite 2110
Chicago, IL 60603
MAIL TAX BILL TO: 01/30/2014
MAIL TAX BILL TO: Arnoldo Arqueta and Havner Arqueta  REAL ESTATE TRANSFER  COOK  \$38.00
2118 N. Kilbourn Ave, Chicago, IL 60639
TOTAL: \$114.00
MAIL RECORDED DEED TO: Arnoldo Arqueta and Havner Arqueta  12-29-103-028-0000   20140101602628   T0Y35G
Arnoldo Arqueta and Havner Arqueta
2118 N. Kilbourn Ave, Chicago, IL 60639

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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.

