

# UNOFFICIAL COPY

## Special Warranty Deed LLC to Individual (Illinois)



Doc#: 1405618020 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/25/2014 01:54 PM Pg: 1 of 3

Above Space for Recorder's Use Only

THIS AGREEMENT, made this 5th day of February, 2014, between **Serrano Investments Group, LLC**, a corporation created and existing under and by virtue of the laws of the State of California and duly authorized to transact business in the State of Illinois, a party of the first part, and **Dillard Shuford**, a single person and not in civil union, whose mailing address is 7616 S Honore St, Chicago, IL 60620, 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:

(See Exhibit A for legal description attached here to 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): 20-20-308-028-0000  
Address of real estate: 6832 S. Justine St., Chicago, IL 60636

City of Chicago  
Dept. of Finance  
661551



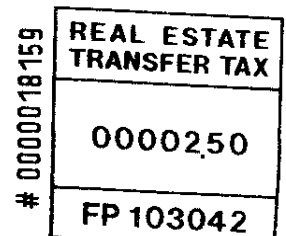
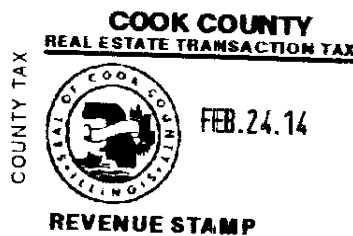
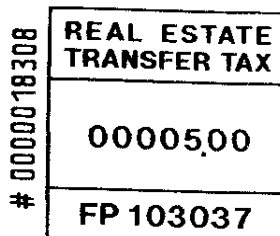
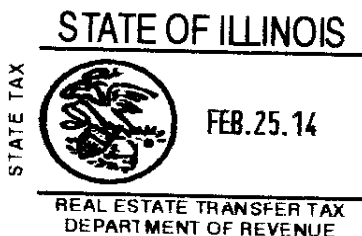
Real Estate  
Transfer  
Stamp

\$52.50

2/24/2014 10:57

dr00347

Batch 7,707,009



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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 2-24-14, the day and year first above written.

Serrano Investments Group, LLC, By  
Green River Capital, LP, As Attorney In Fact

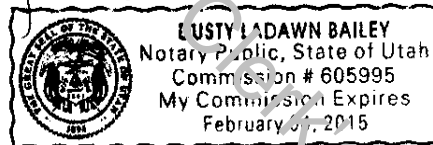
By \_\_\_\_\_  
President  
Attest: \_\_\_\_\_  
Secretary

STATE OF \_\_\_\_\_  
COUNTY of Salt Lake SS

I, DUSTY LADAWN BAILEY a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Anna B. Smith personally known to me to be the \_\_\_\_\_ of Green River Capital, LP, As Attorney In Fact for Serrano Investments Group, LLC, and Mark Smith, 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 foregoing 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 hand and official seal this 24 day of Feb, 2014.

Dusty Ladawn Bailey  
Notary Public  
Commission expires 2/24/15



**THIS DOCUMENT PREPARED BY:**  
Michael S. Fisher Attorney in Law, P.C.  
One South Dearborn Suite 2110  
Chicago, IL 60603

**MAIL TAX BILL TO:**  
Dillard Shuford  
7616 S Honore St  
Chicago, IL 60620

**MAIL RECORDED DEED TO:**  
~~Dillard Shuford  
7616 S Honore St  
Chicago, IL 60620~~

Record and Return To:  
Surety Lender Services LLC  
5000 Atrium Way Suite 5  
Mount Laurel NJ 08054

420835L-11B

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FIDELITY NATIONAL TITLE INSURANCE COMPANY 800-943-1196

Title No SUR-42083SL-11B

## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Cook, STATE OF Illinois, AND IS DESCRIBED AS FOLLOWS:

LOT 244 IN ENGLEWOOD ON THE HILL, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Parcel ID: 20-20-308-028-0000

Commonly known as 6832 South Justine Street, Chicago, IL 60636  
However, by showing this address no additional coverage is provided

Property of Cook County Clerk's Office