

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



THE GRANTOR, Champion Mortgage Company

Doc#: 1412526030 Fee: \$42.00
RHSP Fee: \$0.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/05/2014 11:28 AM Pg: 1 of 3

A corporation created and existing by virtue of the laws of the State of Delaware, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 17th day of April, 2014, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Agustin Camargo, 3453 W. 67th Chicago, IL 60632

The following described real estate situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner incumbered, or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to:

PERMANENT REAL ESTATE NUMBER: 19-12-330-034-0000

ADDRESS OF REAL ESTATE 2854 W. 55th St., Chicago, IL 60632

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents, the day and year written above.

Carrington Property Services, LLC as Attorney in Fact for Champion Mortgage Company

[Signature]
Carrington Office

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_ personally known to be signing as Carrington Property Services, LLC as Attorney in Fact for Champion Mortgage Company and personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and caused the corporate seal of the aforesaid corporation to be affixed thereto, pursuant to authority given by said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2014

Commission expires \_\_\_\_\_, 20 \_\_\_\_\_

[Signature: STEVE ATTACHER]
NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004

BOX 333-CTI

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## LEGAL DESCRIPTION

LOT 28 (EXCEPT THE EAST 12 FEET) AND THE EAST 18 FEET OF LOT 29 IN BLOCK 15 IN THE PHARES SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

2854 W. 55<sup>th</sup> St.  
Chicago, IL 60632

**REAL ESTATE TRANSFER** 04/27/2014



CHICAGO:	\$412.50
STATE:	\$165.00
<b>TOTAL:</b>	<b>\$577.50</b>

19-12-330-034-0000 | 20140401604084 | NDTXPD

**REAL ESTATE TRANSFER** 04/27/2014



COOK	\$27.50
ILLINOIS:	\$55.00
<b>TOTAL:</b>	<b>\$82.50</b>

19-12-330-034-0000 | 20140401604084 | M34XB1

Mail to:

Nery + Richardson LLC  
4258 W. 63<sup>rd</sup> St.  
Chicago, IL 60629

Send Subsequent Tax Bills To:

Agustin Camargo  
3453 W. 53<sup>rd</sup>  
Chicago IL 60632

# UNOFFICIAL COPY

## CALIFORNIA ALL - PURPOSE

### CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

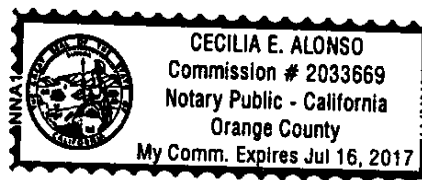
On April 17 2014, before me, Cecilia E. Alonso, Notary Public, personally appeared,

Keli Tune, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)



#### ADDITIONAL OPTIONAL INFORMATION

##### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ♦ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ♦ Indicate title or type of attached document, number of pages and date.
  - ♦ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

##### DESCRIPTION OF THE ATTACHED DOCUMENT

\_\_\_\_\_  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

\_\_\_\_\_  
(Additional information)

##### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

\_\_\_\_\_  
(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_