

# UNOFFICIAL COPY



Doc#: 1504116050 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/10/2015 04:46 PM Pg: 1 of 4

Instrument prepared by: Lisa Houston  
Visio Financial Services Inc.  
(Asset No: 101205-237)  
1905 Kramer Lane #B700  
Austin, TX 78758  
(512) 334-1408  
By: *[Signature]*

RETURN TO:  
M.E. Wileman  
Orion Financial Group, Inc.  
2860 Exchange Blvd.  
Suite 100  
Southlake, TX 76092

Grantee - New property owner and  
Send tax statements to:  
Doreen Caprice Weiher  
7215 S. Coles Ave, 1st Floor  
Chicago, IL 60649

Orion Financial Group Inc.

Parcel/Tax ID No: 20-22-411-010



WEIHER, DOREEN CAPRICE

\*14066844\*

## **SPECIAL/LIMITED WARRANTY DEED**

THIS DEED, made this September 25th, 2014, by Visio Financial Services Inc., a Delaware Corporation fka Visio Financial Services, LLC, a Texas limited liability company, whose mailing address is 1905 Kramer Lane, Suite B700, Austin, TX 78758, Grantor, who conveys unto Doreen Caprice Weiher, whose mailing address is 7215 S. Coles Ave, 1st Floor, Chicago, IL 60649, Grantee;

WITNESSETH: That for and in consideration of the sum of Two Thousand and 00/100 (\$2,000.00) Dollars cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple, with Special and/or Limited Warranty of Title, unto the Grantee, the following described lots, tracts or parcels of land in Cook County, IL:

Property Address: 6823 Champlain Ave, Chicago, IL 60637

Legal Description: LOT 39, BLOCK 4 IN A.J. HAWHES SUBDIVISION, SOUTH WEST 4 NE 4 SE SECTION 22 N ¼ E 2 NE 4 SE SECTION 22 TOWNSHIP 38 RANGE 14

Source of Title Deed Instrument # 1226945051, recorded 09/25/2012.

AFTER-ACQUIRED TITLE INCLUDED IN THIS CONVEYANCE: It is possible that legal title to the above-described property may not have been conveyed to Grantor as of the date of this

### REAL ESTATE TRANSFER TAX

11-Feb-2015



CHICAGO:	15.00
CTA:	6.00
TOTAL:	21.00

20-22-411-010-0000 | 20150201662477 | 1-443-229-312

11-Feb-2015

REAL ESTATE TRANSFER TAX

COUNTY:	1.00
ILLINOIS:	2.00
TOTAL:	3.00



20-22-411-010-0000 | 20150201662477 | 0-215-740-032

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Deed. In such event, Grantor hereby confirms that this conveyance shall be applicable to any and all after-acquired title that Grantor may obtain in and to the above-described property within 6 months after the date of this conveyance.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title. This transfer is made but warrants title only insofar as the acts of the Grantor. Subject to taxes, covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Without limiting the special warranty of title herein contained, grantor and grantee agree that by the conveyance of the property, grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property herein described, or any improvements related thereto, including, but not limited to, any warranty of safety, habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property (or has been afforded a reasonable opportunity to do so) and, by the acceptance of this deed, accepts the property "as is" and "where is", with all faults and in its present condition, including, but not limited to, any latent or patent faults or defects, whether above, on, or below ground, and further including all risk or danger (if any) related to electro-magnetic or high voltage fields, exposure to radon, and all other environmental conditions whatsoever. In no event shall grantor be liable to grantee, its successors or assigns in title, for any damages to property or persons, whether direct, indirect or consequential, or any loss of value or economic benefit whatsoever, related to any present or future condition of or affecting the property or improvements, except only as to those matters warranted in grantor's special warranty of title.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only property use, benefit and behalf of the grantee forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good, right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomever and warrants title against all persons claiming under me.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Right of tenants in possession.

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IN WITNESS WHEREOF, Visio Financial Services Inc., a Delaware Corporation fka Visio Financial Services, LLC, a Texas limited liability company through its duly authorized officer caused this instrument to be signed this September 25th, 2014.

[Signature]  
Witness: Erin Evans Dylan Bellucci

[Signature]  
Witness: Joe Solis Justin Lovings

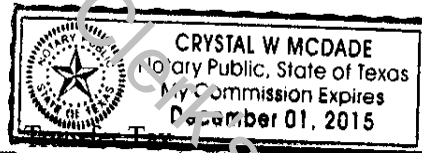
Visio Financial Services Inc., a Delaware Corporation fka  
Visio Financial Services, LLC, a Texas limited liability company  
By: Visio Limited, as its sole shareholder

By: [Signature]  
Name: Lisa Houston  
Title: Closing Specialist

STATE OF TEXAS;  
TRAVIS COUNTY:

On this 25th day of September, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lisa Houston, as Closing Specialist of Visio Limited, as sole shareholder of Visio Financial Services Inc., a Delaware Corporation fka Visio Financial Services, LLC, a Texas limited liability company, who is/are known to me to be the person(s) who executed the within Affidavit and acknowledged and sworn to me that they executed the same for the purposes therein stated, with authority and as a free act and deed. In witness whereof, I have hereunto set my hand and affixed my seal the day and year above written.

[Signature]  
Notary Public: Crystal W. McDade  
My commission expires: 12/01/2015



Tax Parcel No. 20-22-411-010 Recording Fee \_\_\_\_\_

For tax year 2012 and after, send tax statements to Grantee at: 7215 S. Coles Ave, 1st Floor, Chicago, IL 60649

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

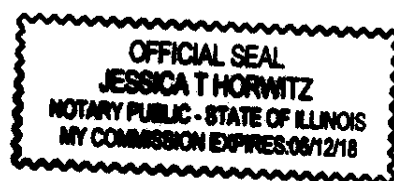
Signature: \_\_\_\_\_

As Agent

Dated: 10 February 2015

Subscribed and sworn to before

Me by the said Erika Valle  
this 10 day of February, 2015



NOTARY PUBLIC

Jessica C. Horwitz

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 10 February, 2015

Signature: \_\_\_\_\_

As Agent

Subscribed and sworn to before

Me by the said Erika Valle  
This 10 day of February, 2015



NOTARY PUBLIC

Jessica C. Horwitz

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)