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Doc#: 1523715051 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/25/2015 01:29 PM Pg: 1 of 3

This Instrument Prepared by:
Certified Document Solutions
c/o Attorney Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Return and mail tax statements to:
AURICA LAZAR After Recording Return To
4900 W. FOSTER ST #106
SKOKIE, IL 60077 Linear Title & Closing
127 John Clarke Road
Middletown, RI 02842
Reference Number: MCM-431437-REO

Property Tax ID#: 13-12-219-068-1009

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 13 day of AUGUST 2015, by and between **NEWBURY REO 2013, LLC**, a mailing address of 7500 Old Georgetown Road, Suite 1300, Bethesda, MD 20814 hereinafter referred to as Grantor(s) and **AURICA LAZAR, A SINGLE PERSON**, a mailing address of 4900 W. Foster St #106, Skokie, IL 60077, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of \$60,000.00, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of **CCRD REVIEWER** any gender shall be applicable to all genders.

Rv

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Tax ID No.: 13-12-219-068-1009

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 13th day of August, 2015.

NEWBURY REO 2013, LLC

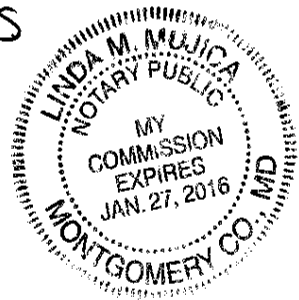
By: Lara George, its Vice President (or Authorized Signatory)

STATE OF Maryland
COUNTY OF Montgomery

On the 13th day of August in the year 2015 before me, the undersigned, a Notary Public personally appeared Lara George, Vice President (or Authorized Signatory) of NEWBURY REO 2013, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) upon behalf of which the individual(s) acted, executed the instrument, and that such individual(s) made such appearance before the undersigned in the county and state above.

Given under my hand and notarial seal, this 13th day of August, 2015

Notary Public
Printed Name: Linda M. Mujica
My Commission expires 1/27/16



MUNICIPAL TRANSFER STAMP (If Required) Cook COUNTY/ILLINOIS TRANSFER STAMP

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

CCRD REVIEWER _____

REAL ESTATE TRANSFER TAX		25-Aug-2015
	CHICAGO:	450.00
	CTA:	180.00
	TOTAL:	630.00

REAL ESTATE TRANSFER TAX		25-Aug-2015
	COUNTY:	30.00
	ILLINOIS:	60.00
	TOTAL:	90.00

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EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, CITY OF CHICAGO, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

UNIT 203 IN THE 5335 N. CALIFORNIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 38 THROUGH 43 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 14, 2006 AS DOCUMENT NUMBER 0610418018, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL ID #13-12-219-068-1003

THIS BEING THE SAME PROPERTY CONVEYED TO NEWBURY REO 2013, LLC FROM THE JUDICIAL SALE CORPORATION AN ILLINOIS CORPORATION IN A DEED DATED DECEMBER 23, 2013 AND RECORDED FEBRUARY 19, 2014 AS INSTRUMENT

NO. 1405039080.

Property Commonly Known As: 5335 North California Avenue, Unit 203 Chicago, IL 60625