

**SPECIAL
WARRANTY
DEED**

UNOFFICIAL COPY



99432066

FCMS REO SUB CORP.
~~Kathleen Capital Corp.~~, a Utah corporation ("Grantor"), in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and quit claim to **Kathleen S. Smith**, a single woman never married ("Grantee") the following described real estate in Cook County, Illinois: *98-1088*

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4819/0087 49 001 Page 1 of 2
1999-05-05 10:28:17
Cook County Recorder 23.50

PARCEL 1: THAT PART OF LOT 3 SHOWN ON THE FINAL PLAT OF SARASOTA TRAILS UNIT 2, PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 86 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE THEREOF 100.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 4 DEGREES 00 MINUTES 00 SECONDS EAST 67.00 FEET TO THE NORTH LINE THEREOF; THENCE SOUTH 86 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 25.14 FEET; THENCE SOUTH 4 DEGREES 00 MINUTES 00 SECONDS WEST 67.00 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 86 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 25.14 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO PARCEL 1 FOR INGRESS AND EGRESS CREATED AND DEFINED BY THOSE DECLARATIONS RECORDED AS DOCUMENT NUMBERS 87064527, 87064528 AND 87064529, OVER, UPON AND ACROSS COMMON AREAS DEFINED THEREIN, IN COOK COUNTY, ILLINOIS.

P.I.N. 06-28-206-021



Common Address: 4 Phillippi Creek Drive, Streamwood, Illinois 60107

SUBJECT TO: general real estate taxes for 1998 and subsequent years, covenants, conditions, restrictions of record, building lines and easements if any, so long as they do not interfere with Purchaser's use and enjoyment of the property.

Grantor warrants to the Grantee and Grantee's heirs and assigns that it has not done or suffered to be done anything to the property during Grantor's ownership thereof or in any manner encumbered the property except as expressly set forth in this deed and further covenants and warrants that it will defend the property against all persons asserting claims through Grantor contrary to the foregoing limited warranty. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE HEREBY EXPRESSLY DISCLAIMED, THIS CONVEYANCE OF REAL ESTATE AND IMPROVEMENTS THEREON IS MADE "AS-IS", WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND EXCEPT THE WARRANTY OF TITLE EXPRESSLY PROVIDED HEREIN.

This conveyance is exempt under from the Illinois Residential Property Disclosure Act under Section 15(2) thereof.

Dated: October 12, 1998

FCMS REO SUB CORP.
~~Kathleen Capital Corp.~~, a Utah corporation

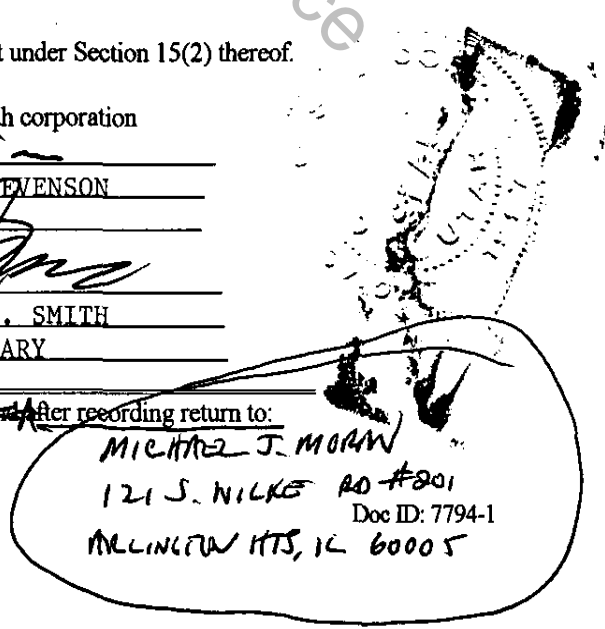
Printed Name KIM A. STEVENSON
Its: VICE PRESIDENT

Attest:

Printed Name: TERRELL W. SMITH
Its: CORPORATE SECRETARY

This document prepared by:
David C. Kluever
Tatooles, Foley & Kluever
1214 North LaSalle St.
Chicago, Illinois 60610

Mail subsequent tax bills to ~~and~~ after recording return to:
Kathleen S. Smith
11407 West 123rd Street,
Palos Park, Illinois



Doc ID: 7794-1

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STATE OF UTAH)
) SS:
COUNTY OF SALT LAKE)

99432066

I, the undersigned, Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that KIM A. STEVENSON personally known to me to be the VICE PRESIDENT of Fairbanks Capital Corp.* a Utah corporation, and TERRELL W. SMITH personally known to me to be the CORPORATE SECRETARY 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 VICE PRESIDENT and CORPORATE SECRETARY, 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 Directors 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.

* FCMS REO SUB CORP.

Given under my hand and official seal this 12th day of October, 1998.

Valina Radtke
Notary Public

My Commission Expires: 11/26/2001

