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GIT SPECIAL WARRANTY DEED (Bank to Individual)

4277932(1/1) (Illinois)

0010616864

6180/0244 10 001 Page 1 of 5
2001-07-12 14:46:13
Cook County Recorder 29.50

THIS AGREEMENT, made this 11 day of June, 2001, between WELLS FARGO BANK MINNESOTA, NA, FORMERLY KNOWN AS NORWEST BANK MINNESOTA a national association created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, and MOHAMMAD T. FALLAH



(Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said Bank, and these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to HIS 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:

~~UNIT NO. 3-68-4 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 61, 66, AND 67 IN WOODGATE SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 16; OF PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 16; OF PART OF THE NORTHEAST ¼ OF THE NORTEAST ¼ OF SECTION 17, ALL IN TOWNSHIP 35 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON FEBRUARY 29, 1972 AS DOCUMENT NO. 21820119, A SURVEY OF WHICH IS ATTACHED AS EXHIBIT "A" TO THAT CERTAIN DECLARATION ESTABLISHING A PLAN OF CONDOMINIUM OWNERSHIP, MADE BY GREENWOOD HOMES, INC. AS GRANTOR AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 30, 1972 AS DOCUMENT NO. 22142916 AND AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.~~

SEE ATTACHED: LEGAL DESCRIPTION

4277932(1/1)

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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, HIS heirs and assigns forever.


And the part of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, HIS 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 incumbered 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 as to matters of title.

Permanent Real Estate Numbers: 31-16-104-018-1044

Address of the Real Estate: 212 Cenrtal Ave. #212, Matteson, Il 60443

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 Vice President, and attested by its Assistant Secretary, the day and year first above written.

WELLS FARGO BANK MINNESOTA, NA,
FORMERLY KNOWN AS NORWEST BANK
MINNESOTA, BY ITS ATTORNEY IN FACT
OCWEN FEDERAL BANK FSB

By 
Margery Rotundo, Vice President

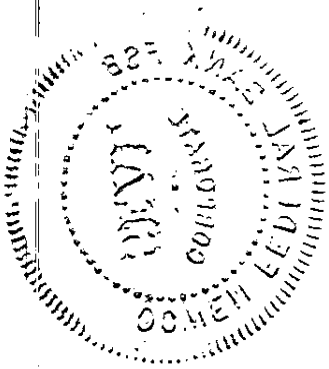
Attest: 
Donna I. McPeck, Assistant Secretary

This instrument was prepared by Boiko & Osimani, P.C., Attorneys at Law, 123 W. Madison St. Suite 402, Chicago, Illinois 60602.

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MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

MOHAMMAD T. FALLAH
5611 VOLLMER RD
MATTESDO IL 60443

← SAME

STATE OF FLORIDA)
) ss.
COUNTY OF PALM BEACH)

I, Jolene A. Stratton, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Margery Rotundo, personally known to me to be the Vice President of Ocwen Federal Bank FSB, a Federal Savings Bank, Attorney in Fact for Wells Fargo Bank Minnesota, NA, formerly known as Norwest Bank Minnesota and Donna I. McPeck, personally known to me to be the Assistant Secretary of said Bank, 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 Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said Bank to be affixed thereto, pursuant to authority, given by the Board of Directors of said Bank as their free and voluntary act, and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth.

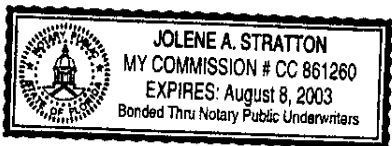
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9891901

Given under my hand and official seal, this 11th day of June, 2001.



Notary Public

Commission Expires: August 8, 2003



County Clerk's Office

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O C W E N
Federal Bank FSB

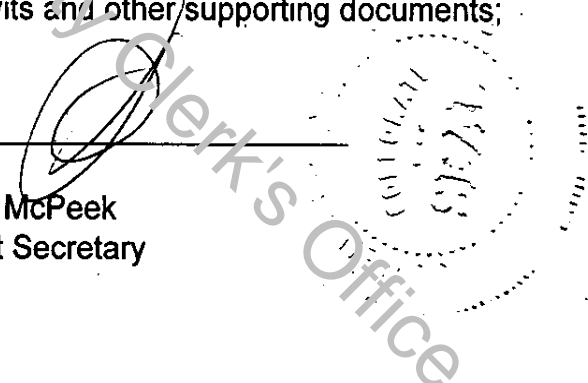
Effective date: 3/5/01

ASSISTANT SECRETARY'S CERTIFICATE

I, Donna I. McPeek, Assistant Secretary of Ocwen Federal Bank FSB (the "Bank"), do hereby certify that, that Scott W. Anderson, Teresa J. Bratcher, Arthur J. Castner, Daniel I. DeGolyer, Karen L. Kettle, Robert E. Kaltenbach, Soendra D. Moore, William C. Newland, Vickie M. Pruitt, Margery A. Rotundo and Brian S. Vanscoy be, and hereby are, authorized to execute, acknowledge, seal, deliver, endorse, file, record and process the following documents, on behalf of the Bank as necessary or desirable and appropriately completed, in the ordinary course of servicing commercial and one-to-four family residential mortgage loans, including the marketing and sale of real estate owned: deeds; mortgages; note endorsements; subordinations; modifications; lost note affidavits; assignments, satisfactions, releases and reconveyances of deeds, mortgages, subordinations, modifications and other recorded documents; checks or other instruments received by the Bank and made payable to a prior servicer; hazard claims; tax authority notifications and declarations; bills of sale and other instruments of sale, conveyance, and transfer; and all ordinary, appropriate or necessary endorsements, acknowledgements, affidavits and other supporting documents;

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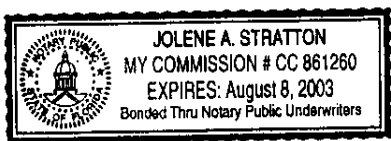
Donna I. McPeek
Assistant Secretary



STATE OF FLORIDA

COUNTY OF PALM BEACH

The forgoing instrument was acknowledged before me on 6/12, 2001 by Donna I. McPeek, known to me to be the Assistant Secretary of Ocwen Federal Bank FSB f/k/a Berkeley Federal Bank & Trust FSB, a federal savings bank, on behalf of the Bank.



Notary Public State of Florida

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ORDER NO.: 1301 - 004277932
ESCROW NO.: 1301 - 004277932

1

STREET ADDRESS: 212 CENTRAL AVENUE UNIT #3-68-4
CITY: MATTESON ZIP CODE: 60443 COUNTY: COOK
TAX NUMBER: 31-16-104-018-1044

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LEGAL DESCRIPTION:

UNIT 3-68-4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WOODGATE CONDOMINIUM NO. 3 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22142916, AS AMENDED, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JAN-2'01
DEPT. OF REVENUE
P.B. 10078
\$ 48.00

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Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JAN-2'01
P.B. 11421
\$ 24.00