

# UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/14/2003 02:40 PM Pg: 1 of 3

## SPECIAL WARRANTY DEED

JOINT TENANCY

Statutory (Illinois)

(Corporation to Individual)

1 all 03-02940

### MAIL TO:

Johnathan Bold  
Attorney at Law  
900 E. Northwest Highway  
Mount Prospect, IL 60056

### NAME & ADDRESS OF TAXPAYER:

Abdul Khan and Riaz Niazi  
7306-08 Stewart  
Chicago, IL 60621

THE GRANTOR: Mortgage Electronic Registration Systems, Inc., a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to Abdul Khan and Riaz Niazi, 6095 Frank Park, Hoffman Estates, IL 60197, party of the second part, in Tenancy in Common, but as Joint Tenants, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Together with all and singular the hereditaments and appurtenances therunto 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, their heirs and assigns forever.

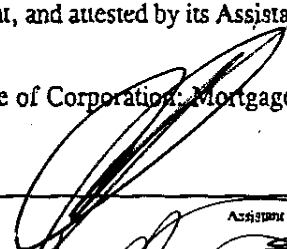
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered 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, subject to.

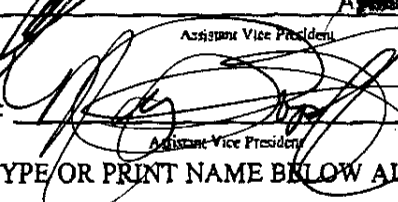
The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 20-28-117-001 + 20-28-117-002  
Property Address: 7306-08 Stewart, Chicago, IL 60621

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 the presents by its Assistant Vice President, and attested by its Assistant Vice President, this 19 day of June, 2003.

Name of Corporation: Mortgage Electronic Registration Systems, Inc.

By  Abdul R. Ibrahim  
Assistant Vice President (SEAL)

ATTEST:  Mary Popoff  
Assistant Vice President (SEAL)  
Asst. Secretary

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

IMPRESS  
CORPORATE SEAL  
HERE

M.G.R. TITLE

3

# UNOFFICIAL COPY

STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF LOS ANGELES )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

**Ashraf R. Ibrahim**  
~~Asst. Vice President~~

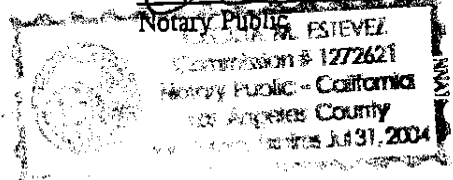
personally known to me to be the Assistant Vice President of Mortgage Electronic Registration Systems, Inc., and \_\_\_\_\_

personally known to me to be the Assistant Vice President of said corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Assistant Vice President, he/she signed and delivered the said instrument and caused the corporate seal of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 19 day of June, 2003

My commission expires on 7/31 2004

*Cecilia M. Estvez*  
Notary Public



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_  
SECTION 4, REAL ESTATE TRANSFER ACT  
DATE: \_\_\_\_\_



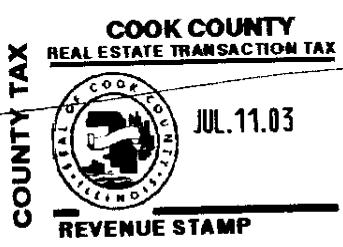
NAME AND ADDRESS OF PREPARER:

Thomas J. Anselmo  
1807 West Diehl Road, Suite 333  
Naperville, IL 60563

Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

P054B



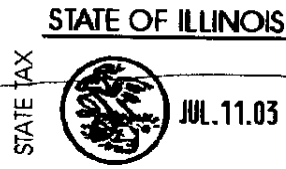
REAL ESTATE TRANSFER TAX
0006750
FP326670

City of Chicago  
Dept. of Revenue  
312910  
07/11/2003 14:25



Real Estate Transfer Stamp  
\$1,012.50

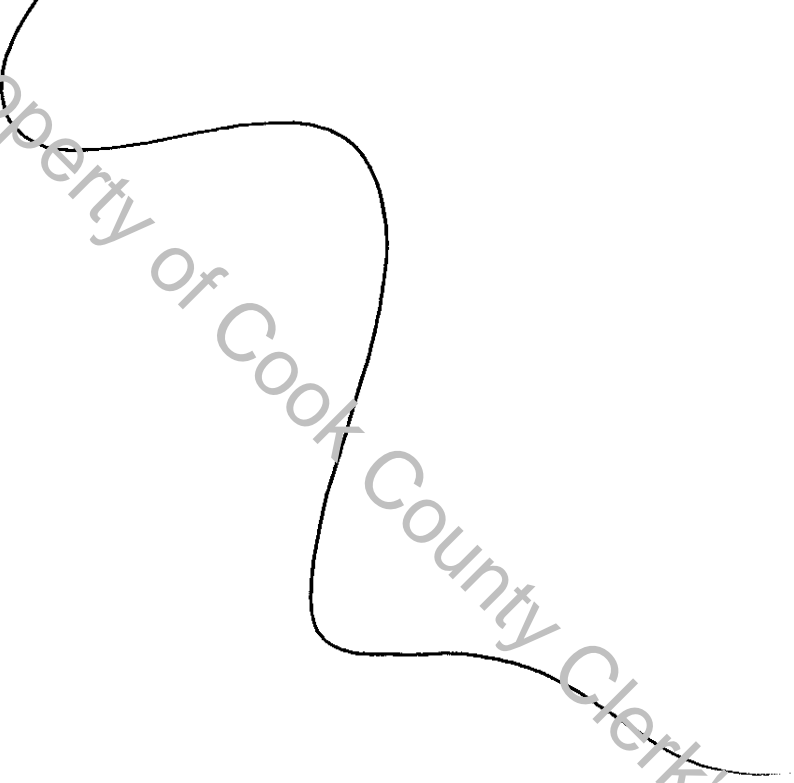
Batch 02218 46



REAL ESTATE TRANSFER TAX
0013500
FP326669

# UNOFFICIAL COPY

LOT 1 AND 2 IN BLOCK 1 IN AUBURN PARK IN THE NORTHWEST 1/4 OF SECTION 28,  
TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.



Property of Cook County Clerk's Office