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Doc#: 0419649005
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/14/2004 07:33 AM Pg: 1 of 3

LIMITED WARRANTY DEED

The Grantor, **National City Bank of the Midwest**, formerly known as National City Bank of Michigan/Illinois, successor by merger to First State Bank and Trust Company of Park Ridge ("Bank"), a national banking association, whose address is One National City Parkway, Kalamazoo, Michigan 49009-8002, conveys and grants to the Grantee, **Rafat Sultan**, whose address is 1504 North 9th Avenue, Melrose Park, Illinois, 60160, any and all of Grantor's right, title and interest in and to the following described premises situated in the County of Cook, State of Illinois, to-wit:

See Schedule "A" attached hereto for legal description.

Tax ID No. 15-03-103-030. Commonly known as: 1814 North 21st Avenue, Melrose Park, Illinois

Subject to the following exceptions:

1. Easements, conditions, restrictions and limitations of record.
2. All general unpaid real estate taxes and special assessments.
3. The rights of all lessees and tenants in possession, if any.
4. All matters that would be disclosed by an accurate survey and/or visual inspection of the premises and all other matters shown as exceptions to coverage in the title commitment issued by Freedom Title Corporation file no.6706055.

Grantor warrants to Grantee(s) herein, their heirs or assigns, that it has not created or permitted to be created any lien, charge or encumbrance against its interest in said real estate which is not shown among the title exceptions listed above, and Grantor covenants that it would defend said premises to the extent of the warranties made herein against lawful claims of all persons.

For the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration – see real estate valuation affidavit filed.

Dated this 28th day of JUNE, 2004.

FREEDOM TITLE CORP. 6706055 1 of 2

3

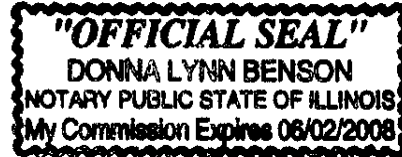
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Witnesses:

NATIONAL CITY BANK OF THE MIDWEST

Carla Tickner
Marjorie Edwards

By: J. Scott Bellows
Its: Assistant Vice President



STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

I, a Notary Public, in and for said County in the State aforesaid, DO HEREBY CERTIFY, that J. Scott Bellows, personally known to me to be the Assistant Vice President of National City Bank of the Midwest, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such officers she/he signed and delivered the said instrument of writing as an officer of said Bank, pursuant to authority given by the Board of Directors of said Bank as her/his free and voluntary act, and as the free and voluntary act and deed of said Bank for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28th day of June, 2004.

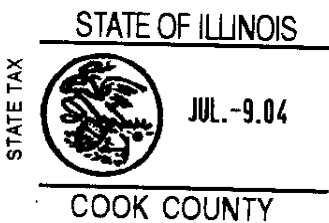
Donna Lynn Benson, Notary Public
Dupage County, Illinois
My commission expires: 6/2/08

Mail Subsequent Tax Bills to/
After Recording Return to: Grantee

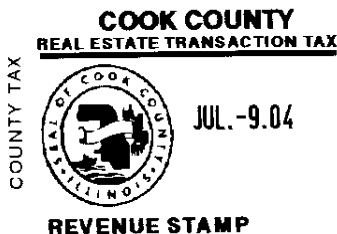
Drafted By:

SPINA, McGUIRE & OKAZAKI PC
7610 W. NORTH AVENUE
ELMWOOD PARK, IL 60701

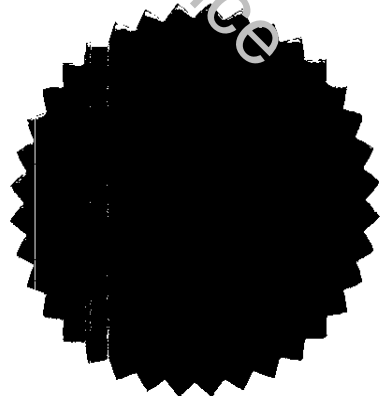
National City Bank of the Midwest
One National City Parkway
Kalamazoo, Michigan 49009



# 0000003975	REAL ESTATE TRANSFER TAX
	0019900
	FP351010



# 0000002811	REAL ESTATE TRANSFER TAX
	0009950
	FP351019



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Schedule A

The North $\frac{1}{2}$ of Lot 175 in North Avenue Addition to Melrose Park being a Subdivision of the North 63 acres of the Northwest $\frac{1}{4}$ of Section 3, Township 39 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

Property of Cook County Clerk's Office