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Doc#: 0421719107
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/04/2004 02:16 PM Pg: 1 of 3

Return to
Westland Title
34 Mill St.
Montgomery IL 60535
HC200400-1271 1 of 1

SPECIAL WARRANTY DEED (JOINT TENANCY)

REO# 19369-0019661511-DS

THIS AGREEMENT, made this 22nd day of July, 2004, between WM SPECIALTY MORTGAGE, LLC, duly authorized to transact business in the State of Illinois, party of the first part, and ABDUL KHAN and RASHDA KHAN, Husband and Wife, not as Tenants in Common, but as JOINT TENANTS, parties of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the parties of the second part, and to their 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:

LOT 10 AND THE NORTH 1/2 OF LOT 11 IN BLOCK 3 IN DANIEL J. FALLIS' ADDITION TO PULLMAN BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Together will 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 parties of the second part, Not as Tenants in Common, but as JOINT TENANTS, and to 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 parties 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:

General real estate taxes for 2003 and subsequent years; special assessments confirmed after the date of the contract to purchase the property; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; and drainage ditches, feeders, laterals and drain tile, pipe, or other conduit.

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Permanent Real Estate Number(s): 25-21-410-025-0000

Address(s) of Real Estate: 11624 South Yale Avenue, Chicago, Illinois 60628

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.

WM SPECIALTY MORTGAGE, LLC

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
347924 \$427.50
08/04/2004 13:50 Batch 10233 37



By Jeff Rivas, Vice President

Attest: Dawn L Reynolds
Dawn L. Reynolds, Assistant Secretary

****NOTARY ACKNOWLEDGEMENT ATTACHED HERETO AND MADE A PART HEREOF****

This instrument was prepared by: Attorney Donald C. Marcum
Wheatland Title, 39 Mill Street, Montgomery, Illinois 60538 (630) 892-2323 ext. 234

Mail to:

Wheatland Title Guaranty
39 Mill Street
Montgomery, Illinois 60538

Send Subsequent Tax Bills to:

Abdul Khan and Rashda Khan
6095 Frank Dr.
Hoffman Estates, Ill 60192

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG.-4.04
REVENUE STAMP

000073644
REAL ESTATE TRANSFER TAX
0002850
FP326670

STATE TAX
STATE OF ILLINOIS
AUG.-4.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000007774
REAL ESTATE TRANSFER TAX
0005700
FP326660

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

REO #19369-0019661511-DS

State of California

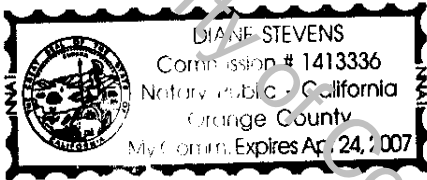
County of Orange } ss.

On July 22, 2004 before me, Diane Stevens
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared, Jeff Rivas
Name(s) of signer(s)



- Personally known to me
- Proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Diane Stevens
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here