

# UNOFFICIAL COPY



**SPECIAL WARRANTY DEED**  
(Bank to Individual)  
(Illinois)

Doc#: 0506920040  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 03/10/2005 09:54 AM Pg: 1 of 4

THIS AGREEMENT, made this 23rd day of FEBRUARY, 2005, ~~2005~~ between **AMERICAN RESIDENTIAL EQUITIES XXVII, LLC BY ITS ATTORNEY IN FACT OCWEN FEDERAL BANK, FSB**, 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 **SUNG HO LIM AND DONG HYN LIM**, TENANCY BY THE ENTIRETY

9958 WALNUT TERR PALOS HILL, IL 60465

(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 \_\_\_\_\_ heirs and assigns, FOREVER, all the following described real estate, situated in the County of **COOK**, State of Illinois known and described as follows, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

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, \_\_\_\_\_ 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, \_\_\_\_\_ 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.

FIRST AMERICAN TITLE

1025300  
2004

9

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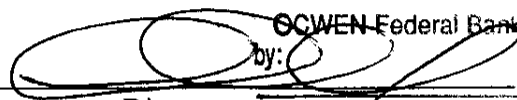
Permanent Real Estate Numbers: 23-14-409-007

Address of the Real Estate: 8206 GREUNER COURT, PALOS HILLS, IL 60465

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 Director, the day and year first above written.



AMERICAN RESIDENTIAL EQUITIES XXX, LLC BY ITS ATTORNEY IN FACT OCWEN FEDERAL BANK, FSB

By  OCWEN Federal Bank FSB  
Director ANDREW C. KUREK

This instrument was prepared by Boiko & Osimani, P.C., Attorneys at Law, 3447 N. Lincoln Ave., Chicago, Illinois 60657.

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MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

*Mail To &*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SUNG HO LIM

8206 GRUENER

PALOS HILLS, IL 60465

STATE OF FLORIDA )

) ss.


COUNTY OF ORANGE )

I, Kathleen Peterson, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew Kurek, personally known to me to be the Director of AMERICAN RESIDENTIAL EQUITIES XXX, LLC BY ITS ATTORNEY IN FACT OCWEN FEDERAL BANK, FSB, 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 Director, 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.

Given under my hand and official seal, this 14 day of February, 2005

*[Signature]*

\_\_\_\_\_  
Notary Public

 Kathleen M. Peterson  
My Commission JD337064  
Expires July 12, 2008

Commission

Expires \_\_\_\_\_

STATE TAX

STATE OF ILLINOIS

MAR.-7.05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000006592

REAL ESTATE TRANSFER TAX
00180.00
FP 103027

POSTAGE METER SYSTEMS

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

MAR.-7.05

REVENUE STAMP

# 0000006799

REAL ESTATE TRANSFER TAX
00090.00
FP 103028

Cook County Clerk's Office

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## LEGAL DESCRIPTION - EXHIBIT A

**Legal Description: Parcel 1:**

Lot 7 in Aum Ridge Subdivision, a subdivision in the Southeast quarter of Section 14, Township 37 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded on September 4, 1987 as Document No. 87490065, in Cook County, Illinois.

**Parcel 2:**

Perpetual easement appurtenant to, and for the benefit of Parcel 1 aforesaid, as shown on the plat of Aum Ridge Subdivision, aforesaid, for purposes of vehicular ingress and egress.

Permanent Index #'s: 23-14-409-007-0000 Vol. 0151

Property Address: 8206 Gruener Court, Palos Hills, Illinois 60465

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