

# UNOFFICIAL COPY

## LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That ASSETONE MARKETING GROUP, LLC, as attorney in fact for ABN AMRO MORTGAGE GROUP, INC. herein called 'GRANTOR', whose mailing address is: 7159 Corklan Dr. Jacksonville, Florida 32258

FOR AND IN CONSIDERATION OF

TEN and NO/100 DOLLARS, and other good

And valuable consideration, to it in hand paid by the party or parties identified below as GRANTEE hereunder, by these presents does grant, bargain, and sell unto:

WALID BARAKAT

an individual herein, whether one or more, called 'GRANTEE' whose mailing address is: 4517 W. 116<sup>TH</sup> PLACE, OAK LAWN, ILLINOIS

all that certain real property situated in COOK County, Illinois and more particularly described as follows:

Lot 31 in Block 2 in California Gardens in the North 1/2 of the Southwest 1/4 of Section 1, Township 36 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois

Permanent Tax No. 28-01-303-040

Address of Property: 2928 W. 139<sup>th</sup> Place, Blue Island, Illinois

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances thereto in any wise belonging, unto the said GRANTEE, his heirs or successors and assigns forever, subject to (a) covenants, conditions and restrictions of record, (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements if any; (d) existing leases and tenancies, if any; (e) special taxes or assessments for improvements not yet completed, if any (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, if any (g) general real estate taxes; (h) building code violations and judicial proceedings relating thereto, if any (i) existing zoning regulations, (j) encroachments if any, as may be disclosed by a plat of survey and (k) all obligations and liabilities as may appear of record, including rights of redemption of any parties as a result of judicial proceedings and rights of parties in possession, (l) drainage ditches, drain tiles, feeders, laterals and underground pipes, if any, (m) all mineral rights and easements in favor of owners of mineral estate.



Doc#: 0535026024 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/16/2005 09:44 AM Pg: 1 of 3


2  
D

302


FIRST AMERICAN TITLE  
ORDER NUMBER 1185410  
1088

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 DEC. 14.05  
 COUNTY TAX  
  
 REVENUE STAMP

805028000 #  
 REAL ESTATE  
 TRANSFER TAX  
 00045.00  
 FP 103028

STATE OF ILLINOIS  
 DEC. 14.05  
 STATE TAX  
  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

00002304 #  
 REAL ESTATE  
 TRANSFER TAX  
 00090.00  
 FP 103027

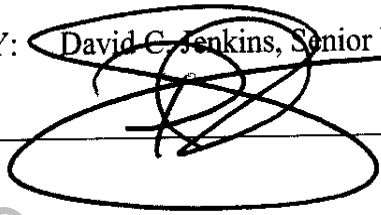
# UNOFFICIAL COPY

Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 11<sup>th</sup> day of October, 2005 in its name by David C. Jenkins its Senior Vice President thereunto authorized by resolution of its board of directors.

ASSETONE MARKETING GROUP, LLC., as attorney  
in fact for: ABN AMRO MORTGAGE GROUP., INC.

BY: David C. Jenkins, Senior Vice President



(AFFIX SEAL)

STATE OF UTAH  
COUNTY OF SALT LAKE

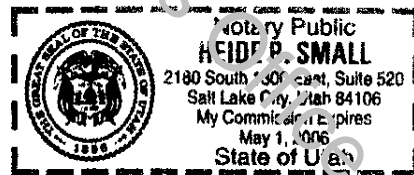
The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of October, 2005 as David C. Jenkins, Senior Vice President of ASSETONE MARKETING GROUP, LLC., as attorney in fact for: ABN AMRO MORTGAGE GROUP, INC. on behalf of the said corporation.



NOTARY PUBLIC

MAIL TO:

RAY FEELEY  
PO BOX 213  
CRETE IL 60417



This instrument prepared by:  
KENNETH D. SLOMKA  
LAW OFFICES OF KENNETH D. SLOMKA, P.C.  
4544 W. 103<sup>RD</sup> STREET, SUITE 202  
OAK LAWN, IL 60453

*See Bill to  
Zalid Burakant  
2928 W 139<sup>th</sup> Place  
Blue Island, IL*