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Ticor Title Insurance SPECIAL WARRANTY DEED (Illinois)



Doc#: 0710305017 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/13/2007 09:36 AM Pg: 1 of 3

THIS AGREEMENT, made this 19th day of March, 2007,
between WELLS FARGO BANK, N.A., AS
TRUSTEE, a corporation created and existing under and
by virtue of the laws of the State of DE and duly authorized
to transact business in the State of Illinois, as GRANTOR,
and KARIM SHAKIR

1333 W. East. St 335, Chicago Hts IL 60412

(Name and Address of Grantee)

as GRANTEE(S), WITNESSETH, GRANTOR, for and in
consideration of the sum of Ten Dollars (\$10.00) and other
valuable consideration in hand paid by the GRANTEE(S),
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 GRANTEE(S), and to his 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:

THE SOUTH 17.04 FEET OF LOT 4 IN BLOCK 13 IN EGGLESTON'S SECOND
SUBDIVISION, IN THE NORTH 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 1/2
OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 HERETOFORE
SUBDIVISION), OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Together with all and singular the hereditaments and appurtenances thereunto belonging,
or in anyway 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 3
the GRANTOR, 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 GRANTEE(S), his heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to
and with the GRANTEE(S), his 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 encumbered 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.

Permanent Real Estate Numbers: 20-28-214-055-0000

Address of the Real Estate: 7218 S. LAFAYETTE, CHICAGO, IL 60620

BOX 15

TICOR TITLE 563418

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Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

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 VP, and attested by its _____, the day and year first above written.

WELLS FARGO BANK, N.A., AS TRUSTEE
 BY BARCLAYS CAPITAL REAL ESTATE INC., A DELAWARE
 CORPORATION, D/B/A HOMEQ SERVICING, ATTORNEY IN
 FACT

By Jeff Szymendera
 Attest: Jeff Szymendera
Vice President

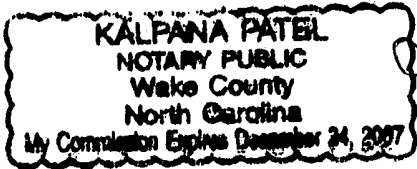
This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

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STATE OF NC)
) ss.
COUNTY OF Wake)

I, Kalpana Patel, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jeff Szymendera, personally known to me to be the VP of Vice President BY FARGO CAPITAL REAL ESTATE INC., A DELAWARE CORPORATION, D/B/A HOMEQ SERVICING, ATTORNEY IN FACT, ATTORNEY-IN-FACT FOR WELLS FARGO BANK, N.A., AS TRUSTEE, a Delaware corporation, and _____, personally known to me to be the _____ of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such VP and _____, they signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as their 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 official seal, this 19 day of march, 2007.



Kalpana Patel
Notary Public
Commission Expires _____

CITY OF CHICAGO

CITY TAX



APR. 11.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0043125
FP 102803

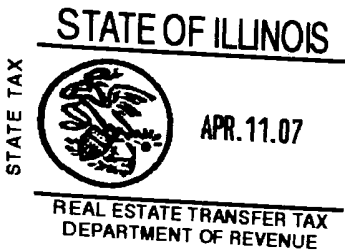
0000003783

MAIL TO:

Katharine Barr Tyler
53 W. Jackson St 725
Chicago IL 60604

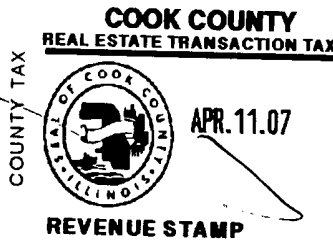
SEND SUBSEQUENT TAX BILLS TO:

Karim Shakir
1333 W. End St Ste 335
Chicago Heights IL 60412



REAL ESTATE TRANSFER TAX
0005750
FP 102809

0000038523



REAL ESTATE TRANSFER TAX
0002950
FP 326707

0000038394