

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR,
Washington Mutual Bank



Doc#: 0712835001 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/08/2007 07:08 AM Pg: 1 of 4

A corporation created and existing by virtue of the laws of the United States of America, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority given by the Board of Directors of said corporation, does, on this 11th day of April, 2007, ~~REVERSE~~ ALIEN AND CONVEY TO THE GRANTEE,

Advantage Financial Partners, LLC, 2190 Gladstone Court, Suite E, Glendale Heights, IL 60139

The following described real estate situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything where by the said premises hereby granted are, or may be, in any manner incumbered, or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to: taxes for 2006 and 2007 easements, restrictions and covenants, _____.

PERMANENT REAL ESTATE NUMBER: 12-26-328-017-0000

ADDRESS OF REAL ESTATE 2418 Forestview Avenue, River Grove, IL 60171

Fact # 1597785
2 of 4

FIRST AMERICAN TITLE
ORDER # _____

VILLAGE OF RIVER GROVE
Property
Inspection
No. 002368
4/20/07 KM.
Approved

4K9

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS

MAY.-2.07

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

0000041350

REAL ESTATE TRANSFER TAX
00205.00
FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

MAY.-2.07

REVENUE STAMP

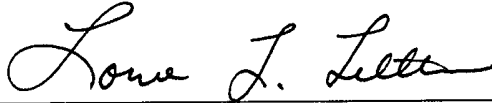
0000041543

REAL ESTATE TRANSFER TAX
00102.50
FP 103028

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IN WITNESS WHEREOF, SAID GRANTOR HAS CAUSED ITS NAME TO BE
SIGNED BY ITS OFFICER _____ THE 11TH DAY
OF APRIL _____, 2007.

WASHINGTON MUTUAL BANK



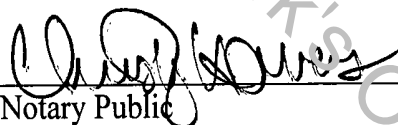
By: Lorre L. Lettman
Its: Officer

State of Florida)
) ss
County of Duval)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN
THE STATE AFORESAID, DO HEREBY CERTIFY THAT LORRE L. LETTMAN,
PERSONALLY KNOWN TO ME TO BE THE OFFICER OF
WASHINGTON MUTUAL BANK

AND PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING DEED APPEARED BEFORE ME THIS DAY
IN PERSON AND ACKNOWLEDGED THAT AS SUCH OFFICER
, SHE SIGNED AND DELIVERED THE SAID DEED PURSUANT
TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID
CORPORATION, AS HER FREE AND VOLUNTARY ACT, AND AS THE FREE
AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USE
AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS 11TH DAY OF APRIL _____, 2007.



Notary Public

My commission expires:



Christy Havens
Commission # DD449128
Expires July 10, 2009
Bonded Troy Fain - Insurance, Inc. 800-385-7019

PREPARED BY: STUART M. KESSLER, PC, 3255 N. ARLINGTON HEIGHTS ROAD
SUITE 501, ARLINGTON HEIGHTS, IL 60004

MAIL FUTURE TAX BILLS TO: Advantage Financial partners, LLC

AFTER RECORDING RETURN TO: Gladstone Ct, STE E
Glendale Heights, IL 60139

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LEGAL DESCRIPTION

LOT 9 IN BLOCK 2 IN DRECHSLER BROTHER'S SUBDIVISION OF LOTS 1 AND 2 OF DRECHSLER'S SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE (DESCRIBED AS FOLLOWS: COMMENCING 5.92 CHAINS NORTH 89 DEGREES WEST FROM THE SOUTHEAST CORNER OF SAID 1/4 SECTION 26; RUNNING THENCE NORTH 89 DEGREES WEST 2.115 CHAINS; THENCE NORTH 23.65 CHAINS; THENCE SOUTH 89 DEGREES EAST 2.115 CHAINS; THENCE SOUTH 23.65 CHAINS TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1925 AS DOCUMENT NUMBER 8938052 IN COOK COUNTY, ILLINOIS.

Mail to:

PETER FRICANO, ATTY.

2190 GLADSTONE CT. #A

GLENDAL HTS., IL. 60139

Send Subsequent Tax Bills To:

ADVANTAGE FINANCIAL PARTNERS, LLC

2190 GLADSTONE CT, SUITE E

GLENDAL HTS. IL. 60139