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GIT (S19)



Doc#: 0713547033 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/15/2007 08:31 AM Pg: 1 of 5

Prepared By:
Dixie Prankerd
Chase Manhattan Bank
Trustee for American Housing Trust
1111 Farnin
12th Floor
Houston, Texas 77002

Mail To:
Scott L. Ladewig
Attorney At Law
5600 West 127th Street
Crestwood, Illinois 60445

Warranty Deed

Unit 24-8 Together with its undivided percentage interest in the common elements in Glen Arbor in the Park Forest Condominium as delineated and defined in the declaration recorded as document # 22234903, as amended, in the Southeast 1/4 of Section 36, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County Illinois.

Permanent Real Estate Index Number(s): 31-³⁶~~21~~-200-025-1162 (C)
Address of real estate: 3626 Western Avenue, Unit "A", Park Forest, Illinois 60466

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AFLD

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LOAN #: 0104683701
NAME: RICHARD NOVAK
PROP: 3626 WESTERN AVE UNIT A
PARK FOREST, IL 60466

This document prepared by:



H375651

WARRANTY DEED

THIS INDENTURE made the 18th day of December 2006, between American Housing Trust II, a common law trust which is formed under the laws of the State of New York, having its principal place of business at The Bank of New York Trust Company NA a successor in interest to J. P. Morgan Chase Bank, N.A f/k/a JP Morgan Chase Bank f/k/a the Chase Manhattan Bank Successor By Merger to the Chase Bank of Texas, N.A., hereinafter called the Grantor and **Richard C Novak**, hereinafter called the Grantee:

WITNESSETH that the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the said Grantee and Grantee's heirs or successors and assigns, all the following described property in the County of Cook, Illinois, to-wit:

~~Unit 24 in Block A of Park Forest Condominiums, together with any and all interest in the common elements as defined and delimited in the declaration recorded as document no. 021294, in part of the Southeast and part of Northeast Section 30, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.~~

See attached

~~Unit 24 in Block A of Park Forest Condominiums, together with any and all interest in the common elements as defined and delimited in the declaration recorded as document no. 021294, in part of the Southeast and part of Northeast Section 30, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.~~

EXEMPTION APPROVED

Tax I.D. 31-36-200-025-1162


Dawn Robinson
VILLAGE CLERK
VILLAGE OF PARK FOREST

TOGETHER WITH ALL AND SINGULAR the hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof and all the estate, right, title, interest, property, claims and demand whatsoever of the said Grantor, either in law or equity of, in and to the above-described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD said property unto said Grantee and the heirs or successors and assigns of Grantee, forever. Grantor covenants to and with Grantee and the heirs or successors and assigns of Grantee that Grantor has not done nor 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 Grantor, Grantor WILL WARRANT AND FOREVER DEMAND.

This conveyance is made subject to all unpaid taxes and assessments; covenants, conditions, exceptions, reservations, restrictions and easements of record; and any state of facts which an accurate survey would show.

IN WITNESS WHEREOF, Grantor on the day and year first above written has caused this instrument to be signed and sealed on the Grantor's behalf by the undersigned, being thereunto duly appointed and qualified, and who is authorized to execute this instrument.

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THE BANK OF NEW YORK TRUST COMPANY NA A
SUCCESSOR IN INTEREST TO J. P. MORGAN CHASE BANK,
N.A F/K/A JP MORGAN CHASE BANK F/K/A THE CHASE
MANHATTAN BANK SUCCESSOR BY MERGER TO THE
CHASE BANK OF TEXAS, N.A.

Signed, Sealed and Delivered
in the presence of:

Gilda R. [Signature]
Mary [Signature]

TRUSTEE FOR AMERICAN HOUSING TRUST II

Terry L. Stewart [Signature]
By: *Terry L. Stewart VP*

Mail Tax Bill to:
R C FOVAK
850 LAKE ORCHID CIR APT
VERO BEACH, FL 32962

EXEMPT FROM THE TRANSFER TAX UNDER 35 IL CS 200 / 31-45 PAR L
Cheamon 5/9/07

Property of Cook County Clerk's Office

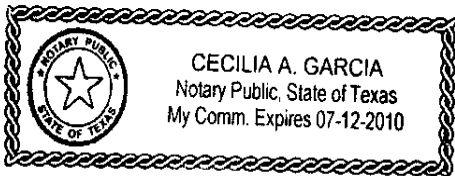
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LOAN #: 0104683701
NAME: RICHARD NOVAK

STATE OF: Texas
COUNTY OF: Harris

On this date, before me the undersigned, personally appeared Terry L. Stewart, with whom I am personally acquainted, and who, upon oath, acknowledged her/himself to be the vice President of The Bank of New York Trust Company NA a successor in interest to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank f/k/a The Chase Manhattan Bank successor by merger to The Chase Bank of Texas, N.A., As Trustee For: American Housing Trust II, 1111 Fannin, 12th Floor, Houston, Texas, 77002, the within named bargainor, a trust, and that she/he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the trust by her/himself as Vice President.

WITNESS my hand and seal at office in Irving, TX, this the 20th day of Dec., 2006.



Cecilia A. Garcia
Notary Public

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 4, 2007
Signature: Jocia Meier
Grantor or Agent

Subscribed and sworn to before me by the said this 4 day of May, 2007

Notary Public [Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated May 4, 2007
Signature: Jocia Meier
Grantee or Agent

Subscribed and sworn to before me by the said this 4 day of May, 2007

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)