

UNOFFICIAL COPY



SPECIAL
WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)
JOINT TENANTS

Doc#: 0829405181 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/20/2008 02:41 PM Pg: 1 of 3

**See 2nd page*

F.A.T.I.C.
File # 1762318

Above Space for Recorder's use only

Wells Fargo Bank, N.A., as Trustee for ABFC 2005-OPT 1 Trust, ABFC Asset-Backed Certificates, Series 2005-OPT1 duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to **NADER FOROUZI AND IRAN SOBHANI**, *not as tenants in common but as joint tenants*
(Name and Address of Grantee)

the following described Real Estate situated in the County of COOK in the state of Illinois, to wit:

SEE EXHIBIT A ATTACHED

This conveyance and the warranties contained herein are hereby expressly made subject to general real estate taxes not yet due and payable, special taxes and assessments, building lines, use or occupancy restrictions, conditions and covenants of record, zoning laws and ordinances, public and utility easements, public roads and highways, drainage ditches, feeders, laterals and drain tile, pipe or other conduits, party well rights and agreements.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

✓ Permanent Real Estate Index Number(s): 11-30-103-023-1022

✓ Address(es) of Real Estate: 820 OAKTON ST., UNIT 4F, EVANSTON, ILLINOIS, 60202

CITY OF EVANSTON 022598

Real Estate Transfer Tax

City Clerk's Office

PAID SEP 22 2008

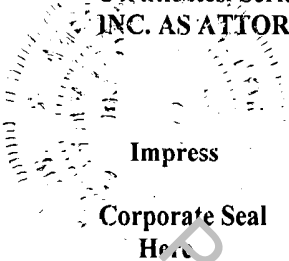
AMOUNT \$ 975.00

Agent

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Secretary, this _____ day of September, 2008.

Wells Fargo Bank, N.A., as Trustee for ABFC 2005-OPT 1 Trust, ABFC Asset-Backed Certificates, Series 2005-OPT1 duly BY AMERICAN HOME MORTGAGE SERVICING, INC. AS ATTORNEY IN FACT



By Melissa Levy
AS Melissa Levy
Assistant Secretary

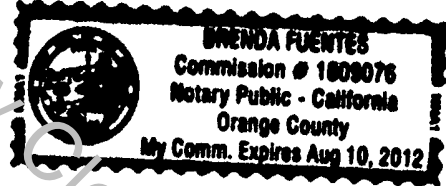
State of California)
County of Orange)

On 9/18/08 before me, BRENDA FUENTES, personally appeared MELISSA LEVY, under power of attorney for Wells Fargo Bank, N.A., a Trustee for ABFC 2005-OPT 1 Trust, ABFC Asset-Backed Certificates, Series 2005-OPT1 duly who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

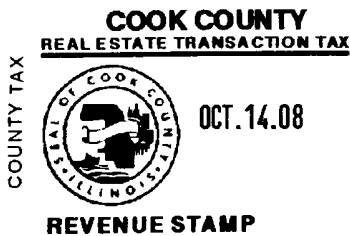
Signature Brenda Fuentes (Seal)
My Commission Expires: _____



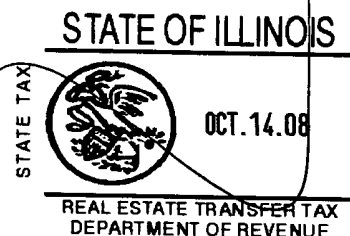
This instrument was prepared by ANGELICA J. NORRIS, 190 LIBERTY RD., UNIT 2, CRYSTAL LAKE, ILLINOIS 60014

SEND SUBSEQUENT TAX BILLS TO:
FRAN SOBHWANI
820 OAKTON - UNIT 4F
EVANSTON, IL 60202

SEND RECORDED DEED TO: *GRANTEE
FRAN SOBHWANI
820 OAKTON, UNIT 4F
EVANSTON, IL 60202



REAL ESTATE TRANSFER TAX
0009725
FP 103028



REAL ESTATE TRANSFER TAX
0019450
FP 103027

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LEGAL DESCRIPTION

Legal Description: UNIT 4-F, AS DESCRIBED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOT 'A' IN CHARLES G. MATTHIES' CONSOLIDATION OF LOTS 4, 5, AND 6 IN BLOCK 5 IN MERRILL LADD'S ADDITION TO EVANSTON IN SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 19683663, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 11-30-103-023-1022 Vol. 0059

Property Address: 820 Oakton Street, Evanston, Illinois 60202

Property of Cook County Clerk's Office