

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)

**UNOFFICIAL COPY**



Doc#: 0831541055 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/10/2008 12:50 PM Pg: 1 of 2

World Title Guaranty, Inc.  
880 N. York Road  
Elmhurst, IL 60126

231967

1/2

THE GRANTOR, WASHINGTON MUTUAL BANK, 7301 BAYMEADOWS WAY, JACKSONVILLE, FL 32256, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DOES BY THESE PRESENTS, SELL AND CONVEY UNTO THE GRANTEEES, **TREY OR ENGELHARDT AND TERRANCE WALZAK**, 1818 W. COLUMBIA AVENUE, #1S, CHICAGO, ILLINOIS 60626, NOT AS TENANTS IN COMMON, BUT AS **JOINT TENANTS**, 1818 W. COLUMBIA AVENUE, #1S, CHICAGO, ILLINOIS 60626, THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF **COOK**, IN THE STATE OF **ILLINOIS**, TO WIT:

**UNIT NUMBER 1215-2B IN THE LUNT COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

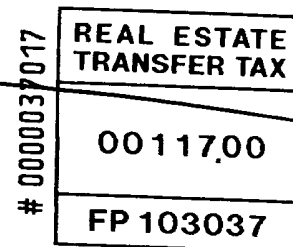
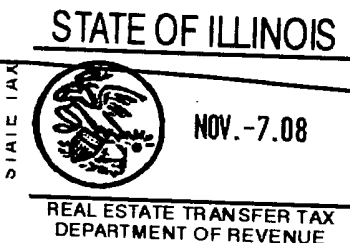
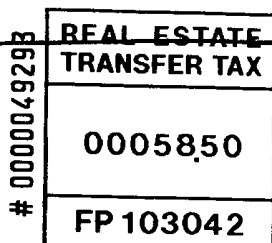
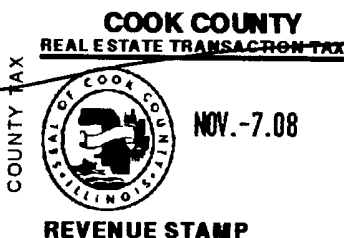
**LOTS 14 AND 15 IN W. D. PRESTON'S SUBDIVISION OF BLOCKS 4, 9 AND 8 WITH LOT 1 IN BLOCK 7, IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 WITH THE NORTHEAST FRACTION 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25248455, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

COMMONLY KNOWN AS: 1215 WEST LUNT AVENUE, UNIT 2B, CHICAGO, ILLINOIS 60626

PERMANENT REAL ESTATE TAX PARCEL NO: 11-32-114-031-1005

TO HAVE AND TO HOLD THE PREMISES AFORESAID WITH ALL AND SINGULAR, THE RIGHTS, PRIVILEGES, APPURTENANCES AND IMMUNITIES THERETO BELONGING OR IN ANY WISE APPERTAINING UNTO THE SAID GRANTEEES AND UNTO GRANTEEES HEIRS, SUCCESSORS AND ASSIGNS FOREVER, THE SAID GRANTOR HEREBY COVENANTING THAT THE PREMISES ARE FREE AND CLEAR FROM ANY ENCUMBRANCE DONE OR SUFFERED BY GRANTOR; AND THAT THE GRANTOR WILL WARRANT AND DEFEND THE TITLE TO SAID PREMISES UNTO THE SAID GRANTEEES AND UNTO GRANTEEES HEIRS, SUCCESSORS AND ASSIGNS FOREVER, AGAINST THE LAWFUL CLAIMS AND DEMANDS OF ALL PERSONS CLAIMING BY, UNDER OR THROUGH GRANTOR, **SUBJECT TO:**

*General Real Estate Taxes for the year 2008 and subsequent years; provisions, conditions, restrictions, options and easements of record.*



# UNOFFICIAL COPY

IN WITNESS WHEREOF, THE SAID GRANTOR HAS CAUSED ITS NAME TO BE SIGNED TO THIS SPECIAL WARRANTY DEED BY THE OFFICER OF WASHINGTON MUTUAL BANK

20 DAY OF Oct, 2008.

SIGNED, ACKNOWLEDGED AND DELIVERED IN THE PRESENCE OF:

WASHINGTON MUTUAL BANK

BY: Rusty Smallwood Rusty Smallwood

Authorized Signor

~~LIMITED POWER OF ATTORNEY AUTHORIZING THE SIGNATURE ON THE DEED RECORDED AS DOCUMENT 0715924887 IN COOK COUNTY, ILLINOIS~~

STATE OF FLORIDA )  
                          ) ss.  
COUNTY OF DUVAL )

11/07/2008 13:04 Batch 04180 73  
566896  
Dept. of Revenue  
City of Chicago  
Real Estate Transfer Stamp



I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Rusty Smallwood 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, HE/SHE SIGNED AND DELIVERED THE SAID DEED PURSUANT TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID CORPORATION AS THEIR FREE AND VOLUNTARY ACT, 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 THE 20 DAY OF Oct, 2008.



[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

Prepared by: ELLINA KHOTIMLANSKY  
For: WASHINGTON MUTUAL BANK, 7301 BAYMEADOWS WAY, JACKSONVILLE, FL 32256

After recording return to: **TREVOR ENGELHARDT AND TERRANCE WALZAK**  
1618 W. Columbia #15  
Chicago, IL 60626  
Mail Tax Bill to: **TREVOR ENGELHARDT AND TERRANCE WALZAK**  
1618 W. Columbia #15  
Chicago, IL 60626