

# UNOFFICIAL COPY

**PREPARED BY:**

CoMilis & Associates, P.C.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

**MAIL TAX BILL TO:**

Richard Gabrel  
10521 S. Perry Avenue 11738 S. Western Avenue  
Chicago, IL 60628 43

**MAIL RECORDED DEED TO:**

Richard Gabrel c/o J. Mandachev  
10521 S. Perry Avenue 11738 S. Western Avenue  
Chicago, IL 60628 43



Doc#: 0832433066 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/19/2008 09:12 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

THE GRANTOR, US Bank National Association, as Trustee for CSMC ARMT 2006-3, a corporation organized and existing under the laws of the State of South Carolina, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS Richard Gabrel, a \_\_\_\_\_ man of 6144 N. Winthrop Chicago, IL 60660-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 37 (EXCEPT FOR THE NORTH 18 FEET THEREOF) AND LOT 38 (EXCEPT FOR THE SOUTH 7 FEET THEREOF) IN DEYOUNG'S SUBDIVISION OF LOT 17 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

25-16-215-007  
10521 S. Perry Avenue, Chicago, IL 60628

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Dated this 7th Day of November 2008

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Rd.. STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

US Bank National Association, as Trustee for CSMC ARMT 2006-3  
By Wells Fargo POA

By:

Ami Curtis  
VP Loan Documentation

|                             |                          |                       |  |
|-----------------------------|--------------------------|-----------------------|--|
| CITY TAX                    |                          | CITY OF CHICAGO       |  |
|                             |                          | NOV. 14.08            |  |
| REAL ESTATE TRANSACTION TAX |                          | DEPARTMENT OF REVENUE |  |
| # 0000037500                | REAL ESTATE TRANSFER TAX | 00126.00              |  |
|                             |                          | FP326650              |  |

|                          |                          |                       |  |
|--------------------------|--------------------------|-----------------------|--|
| STATE TAX                |                          | STATE OF ILLINOIS     |  |
|                          |                          | NOV. 14.08            |  |
| REAL ESTATE TRANSFER TAX |                          | DEPARTMENT OF REVENUE |  |
| # 0000025877             | REAL ESTATE TRANSFER TAX | 00012.00              |  |
|                          |                          | FP326652              |  |

|                             |                          |               |  |
|-----------------------------|--------------------------|---------------|--|
| COUNTY TAX                  |                          | COOK COUNTY   |  |
|                             |                          | NOV. 14.08    |  |
| REAL ESTATE TRANSACTION TAX |                          | REVENUE STAMP |  |
| # 0000040758                | REAL ESTATE TRANSFER TAX | 00006.00      |  |
|                             |                          | FP326665      |  |

# UNOFFICIAL COPY

Special Warranty Deed - *Continued*

STATE OF Maryland )  
COUNTY OF Frederick ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that US Bank National Association, as Trustee for CSMC ARMT 2006-3, by Ani Curtis through Wells Fargo, as Power of Attorney, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 17 Day of October 20 08  
Roll Atton  
Notary Public  
My commission expires: 7/26/11

Exempt under the provisions of \_\_\_\_\_ Date  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date  
Agent.

MICHAEL A. HOOVER  
NOTARY PUBLIC  
FREDERICK COUNTY  
MARYLAND  
MY COMMISSION EXPIRES JULY 26, 2011

Property of Cook County Clerk's Office