

UNOFFICIAL COPY

PREPARED BY: 10/2
Codilis & Associates, P.C.
75W030 N. Frontage Rd.
Burr Ridge, IL 60527



Doc#: 0834505032 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/10/2008 10:13 AM Pg: 1 of 2

0822 9730 3796

MAIL TAX BILL TO:
James J. Coduti and Andonella Coduti
10740 W. 31st Street
Westchester, IL 60154

MAIL RECORDED DEED TO:
James J. Coduti and Andonella Coduti
1205 Elsie Drive
Melrose Park, IL 60160

SPECIAL WARRANTY DEED

[Handwritten Signature]

THE GRANTOR, HSBC Bank USA, N.A., as Trustee for Nomura Asset Acceptance Corporation, Mortgage Pass-Through Certificates, Series 2006-AR2, a corporation organized and existing under the laws of the State of SC, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS James J. Coduti and Andonella Coduti, husband and wife of 1205 Elsie Melrose Park, IL 60160, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 16 AND 17 IN BLOCK 14 IN WESTCHESTER HIGHLANDS BEING A SUBDIVISION OF A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, 1327.25 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION THENCE NORTH TO A POINT 1980 FEET NORTH OF THE SOUTH LINE OF SAID SECTION AND 1337.95 FEET WEST OF THE EAST LINE OF SAID SECTION THENCE WEST ALONG A LINE 1980 FEET NORTH OF THE SOUTH LINE OF SAID SECTION TO A POINT 2881.98 FEET WEST OF THE EAST LINE OF SAID SECTION THENCE SOUTH 1980 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 2881.98 FEET WEST TO THE EAST LINE OF SAID SECTION THENCE EAST TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, ILLINOIS.

15-29-416-037, 15-29-416-038
10740 W. 31st Street, Westchester, IL 60154

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 28 Day of Aug 2008

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

HSBC Bank USA, N.A., as Trustee for Nomura Asset Acceptance Corporation, Mortgage Pass-Through Certificates, Series 2006-AR2

By [Signature] Annette Pabon

Wells Fargo Bank, N.A. successor
By merger to Wells Fargo Home
Mortgage, Inc. as Attorney in Fact for

STATE OF SC)
COUNTY OF York) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Annette Pabon VPLD, 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

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Special Warranty Deed - *Continued*

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 28 Day of Aug 2008

Notary Public
My commission expires: 10/23/17

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

Maureen M. Kyzer
NOTARY PUBLIC
South Carolina
My Commission Expires 10/23/2017

Property of [unclear]
VERIFICATION OF COMPLIANCE
Village of Westchester
12-3-08
C. Deans

STATE TAX

STATE OF ILLINOIS



DEC.-8.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000026091

REAL ESTATE TRANSFER TAX
00207.00
FP326652

COOK COUNTY
REAL ESTATE TRANSACTION TAX



COUNTY TAX

DEC.-8.08

REVENUE STAMP

896000000

REAL ESTATE TRANSFER TAX
00103.50
FP326665