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0901204302D

PREPARED BY:

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

Doc#: 0901204302 **Fee:** \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/12/2009 02:30 PM Pg: 1 of 3

MAIL TAX BILL TO:

Stephanie A. Bish
3600 N. Lake Shore Drive Unit #2307,
Chicago, IL 60613

MAIL RECORDED DEED TO:

~~Stephanie A. Bish~~ LAZARA + ASSOC.
~~3600 N. Lake Shore Drive Unit #2307,~~ 7246 W. TOUR
~~Chicago, IL 60613~~ CHICAGO, IL 60631

FIRST AMERICAN TITLE

FILE # 1881949 1052

SPECIAL WARRANTY DEED

THE GRANTOR, American Home Mortgage Servicing, Inc, a corporation organized and existing under the laws of the State of TX, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS Stephanie A. Bish, A SINGLE WOMAN 3746 N. Clifton St. # 2 Chicago, IL 60613- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NUMBER 2307 IN 3600 NORTH LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PROPERTY (HEREINAFTER REFERRED TO AS PARCEL):

LOT 4, (EXCEPTING THEREFROM THE UNIT NUMBER 2307 IN 3600 NORTH LAKE SHORE DRIVE CONDOMINIUM AS THE FOLLOWING DESCRIBED PROPERTY (HEREINAFTER REFERRED TO AS PARCEL A DELINEATED ON SURVEY OF LOT 4 (EXCEPTING THEREFROM THE NORTHERLY 20 FEET THEREOF, AND EXCEPTING THEREFROM THE WESTERLY 125 FEET AND 3/4 INCHES THEREOF), LOT 5 EXCEPTING THEREFROM THE WESTERLY 125 FEET AND 3/4 INCHES THEREOF), LOT 6 (EXCEPTING THEREFROM THE WESTERLY 125 FEET AND 3/4 INCHES THEREOF) AND LOT 7 (EXCEPTING THEREFROM THE WESTERLY 125 FEET AND 3/4 INCHES THEREOF); ALL IN BLOCK 7 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37, INCLUSIVE, IN PINE GROVE, BEING PART OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND ALSO: THAT STRIP OF LAND LYING WEST OF THE WESTERLY LINE OF SHERIDAN ROAD, ACCORDING TO THE PLAT THEREOF RECORDED, MARCH 5, 1896 AS DOCUMENT NUMBER 2355030 IN BOOK 69 OF PLATS, PAGE 41, AND EST OF THE EASTERLY LINE OF SAID LOTS 5 TO 7 AND EASTERLY OF SAID LOT 4 (EXCEPTING THE NORTHERLY 20 FEET THEREOF), IN BLOCK 7 IN HUNDLEY'S SUBDIVISION AFORESAID, AND BETWEEN THE NORTHERLY LINE EXTENDED OF SAID LOT 4 (EXCEPTING THE NORTHERLY 20 FEET THEREOF), AND THE SOUTHERLY LINE OF SAID LOT 7 BOTH LINES CONTINUED STRAIGHT TO INTERSECT THE WESTERLY LINE OF SAID SHERIDAN ROAD, IN FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED, FEBRUARY 11, 1974 AND AUGUST 5, 1977 AND KNOWN AS TRUST NUMBER 32680 AND 40979, RESPECTIVELY AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER LR 2983544; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP, AFORESAID (EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS

14-21-110-020-1501
3600 N. Lake Shore Drive Unit #2307, Chicago, IL 60613

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

3/8

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Special Warranty Deed - Continued

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 12 Day of December 2008

American Home Mortgage Servicing, Inc

By

Sandra Young
Sandra Young
Assistant Secretary

STATE OF _____)
COUNTY OF _____)

SS.

SEE ATTACHED ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that American Home Mortgage Servicing, Inc 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 _____ Day of _____ 20____

Notary Public

My commission expires: _____

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

CITY TAX
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
JAN - 8.09
0000002978
REAL ESTATE TRANSFER TAX
04575.00
FP 102812

COUNTY TAX
SEAL OF COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
JAN - 8.09
0000059284
REAL ESTATE TRANSFER TAX
00075.00
FP 103028

STATE TAX
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
JAN - 8.09
0000059076
REAL ESTATE TRANSFER TAX
00150.00
FP 103027

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of ORANGE

On DEC 12 2008
Date

before me,

BRENDA FUENTES
Here Insert Name and Title of the Officer

personally appeared

Sandra Young
Name(s) of Signer(s)

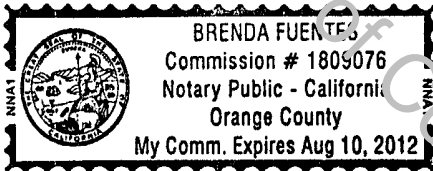
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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

Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: SPECIAL WARRANTY DEED

Document Date: December 12, 2008

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: SANDRA YOUNG

- Individual
- Corporate Officer — Title(s): ASST SEC.
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____

AMERICAN HOME MORTGAGE SEC INC.

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____