

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

(Corporation to Individual)



Doc#: 0902011159 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/20/2009 04:18 PM Pg: 1 of 3

This Indenture made this day of 1st

January, 2009 between

Wachovia Bank, National Association, by Specialized Loan Servicing LLC as Attorney in Fact,

a National Association under the laws of the United States, and duly authorized to transact business in the State of Illinois, party of the first part, and

Nikolay Nikolov,

party of the second part.

(GRANTEE'S ADDRESS): 313 Norwood Rd., Janesville, WI 53645

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See Attached

Subject To: taxes not yet due and payable, general restrictions as they appear of record

Permanent Real Estate Index Number: 25-17-312-032-0000

Address of Real Estate: 1332 W. 108th Pl., Chicago, IL 60643

Together with all the singular and hereditaments and appurtenances hereunto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

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SPECIAL WARRANTY DEED

The January 7, 2009

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its _____, the day and year first above written.

Kathryn L. Berthlaume

**Kathryn L. Berthlaume
Assistant Vice President**

Wachovia Bank, National Association, by Specialized Loan Servicing LLC as Attorney in Fact

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Kathryn C. Berthlaume personally appeared before me and acknowledged himself/herself as the Asst. V.P. of Specialized Loan Servicing, LLC as Attorney in Fact for Wachovia Bank, National Association and is the same person whose name is subscribed as the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

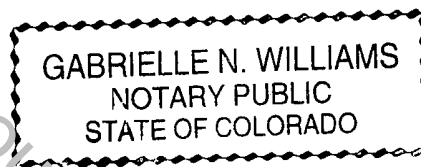
Given under my hand and seal this January day of 7, 2009

My commission expires:

Signature:

[Signature]

IMPRESS SEAL HERE



Prepared By: Joseph J. Klein, 2550 Golf Road - Suite 250, Rolling Meadows, Illinois 60008

Mail To: Nikolay Nikolov, 918 Norwood Rd., Janesville, WI 53545

Send Tax Bills To: Nikolay Nikolov, 918 Norwood Rd., Janesville, WI 53545

~~City of Chicago
Dept. of Revenue~~



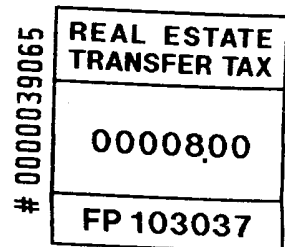
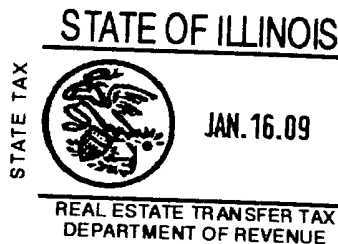
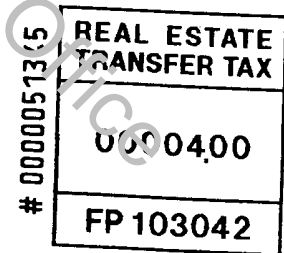
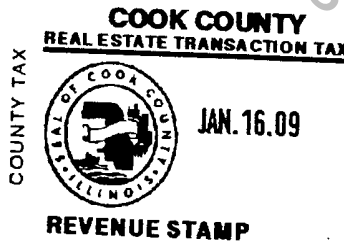
Real Estate

Transfer Stamp

~~571176~~

\$84.00

~~01/16/2009 14:06 Batch 07204 52~~



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EXHIBIT 'A'
Legal Description

File Number: 2008-04629-PT

LOT 35 IN MILLER'S SUBDIVISION OF BLOCK 6 IN STREET'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1332 W. 108th Pl, CHICAGO, IL 60643

PERMANENT INDEX NUMBER: 25-17-312-032-0000

Property of Cook County Clerk's Office