

UNOFFICIAL COPY

**SPECIAL WARRANTY
DEED
SOLE OWNER**



Doc#: 0902722088 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/27/2009 02:00 PM Pg: 1 of 3

THE GRANTOR(S),
**WASHINGTON
MUTUAL BANK F/K/A
WASHINGTON
MUTUAL BANK, FA,** a
Federal Banking
Association organized
under the laws of the
United States of America,
of the City of
Jacksonville, County of
Duval, State of Florida,
for and in consideration

of Three Hundred Seventeen Thousand Eight Hundred Ninety-Five DOLLARS (\$317,895.00),
Loan Number 0682822432, and other good and valuable considerations in hand paid, CONVEY
and WARRANT to **SUSAN BURNS**, a single person, as **SOLE OWNER**, of the City of La
Grange Park, County of Cook, State of Illinois, the following described Real Estate situated in
the County of Cook, in the State of Illinois, to wit:

All that certain parcel of land situate in the County of Cook, State of Illinois, being known and
designated as follows:

Lot 213 in Elm Terrace, a subdivision of the E 1/2 of the SE 1/4 (except the West 30 rods
thereof) in Section 28, Township 39 North, Range 12, East of the Third Principal Meridian, in
Cook County, Illinois.

COMMONLY KNOWN AS: 1127 Beach Avenue, La Grange Park, Illinois 60526-1242

PARCEL NO.: 15-28-429-005-0000

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights
under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Together with all appurtenances and improvements

Seller makes no representations or warranties, of any kind or nature whatsoever, whether
expressed, implied, implied by law, or otherwise, concerning the condition of the title of the
property.

TO HAVE AND TO HOLD the above granted premises unto the said Grantees forever as
SOLE OWNER.

SUBJECT TO: A) Covenants, Conditions, and Restrictions of Record; B) Private, Public,
and Utility Easements, Roads, and Highways, if any; C) General Taxes for the year 2007, 2008
and subsequent years; and D) Zoning and Building Restrictions, hereby releasing and waiving all
rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE
AND TO HOLD said premises as SOLE OWNER forever.

36

3 pages

Tr. No. 1632301-01

\$56.00

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IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereunto affixed, and has caused its name to be signed to these presents by its OFFICER and attested by its _____ this 15 day of August, 2008.

WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA
A Federal Banking Association

101

HAROLD HOLBROOK _____ (Title)
OFFICER
ATTEST:

(Title)

STATE OF FL)
COUNTY OF Duval) ss.

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JAN. 27. 09

REVENUE STAMP

STATE OF ILLINOIS



JAN. 27. 09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000054621

REAL ESTATE
TRANSFER TAX

0015900

FP 103042

000039373

REAL ESTATE
TRANSFER TAX

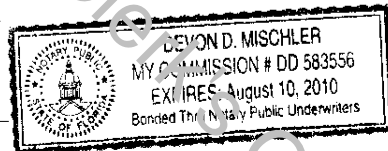
0031800

FP 103037

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT HAROLD HOLBROOK of WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, a Federal Banking Association, and Harold Holbrook, Officer of said association, personally known to me to be the same persons, whose name are subscribed to the foregoing instrument as such officer and appeared respectively, before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said association.

Given under my hand and Notarial seal this 15 day of August, 2008.

By: Devon D. Mischler
Notary Public Devon D. Mischler



Notary Public in and for the State of FL

My Commission Expires: 8/10/2010

Future Taxes to:
Grantee address:
Susan Burns

1127 Beach Avenue

La Grange Park, Illinois 60526-1242

Return this document to: 1632304

Service Link _____

4000 Industrial Boulevard

Aliquippa, PA 15001

This instrument was prepared without advice or counsel by: Association Law Office, Kristi Vetri, Attorney at Law, 5005 West Main Street, Belleville, Illinois 62226

Address of Property: 1127 Beach Avenue, La Grange Park, Illinois 60526-1242
Grantor address: 7855 Baymeadows Way Jacksonville FL 32256

UNOFFICIAL COPY PLAT ACT AFFIDAVIT

PA
State of ~~Illinois~~

} SS.

County of Beaver

Deborah Kiss, being duly sworn on oath, states that Washington Mutual Bank resides at 7255 Baymeadows Way. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: Jacksonville FL 32256

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that She makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Deborah Kiss
Deborah Kiss

SUBSCRIBED and SWORN to before me

this 29 day of August, 2008.

[Signature]

