

100 UNOFFICIAL COPY



09190550580

MAIL TO:

409-02783  
Anthony P D'Angelo  
1735 W Newport Ave  
Chicago IL 60657

Doc#: 0919055058 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/09/2009 02:18 PM Pg: 1 of 3

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 9<sup>th</sup> day of June, 2009 between World Savings Bank, a Federal Savings Bank, nka, Wachovia Mortgage, FSB, duly authorized to transact business in the State of ILLINOIS, party of the first part, and Anthony P. D'Angelo, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$273,000.00 (Two Hundred Seventy-Three Thousand, and no/100s) 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 party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditaments and appurtenances thereunder belonging, or in otherwise 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 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 HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 17-09-406-054-1165  
PROPERTY ADDRESS (ES): 345 N LaSalle Drive, # 2701, Chicago, Illinois 60610

IN WITNESS WHEREOF, said party of the first part has caused by its REO Sales Manager and REO Sales Rep., the day and year first above written.

City of Chicago  
Dept. of Revenue



Real Estate  
Transfer Stamp

582418

\$2,866.50

07/01/2009 13:22 Batch 02238 5

PREMIER TITLE COMPANY  
1350 W. NORTHWEST HIGHWAY  
ARLINGTON HEIGHTS, IL 60004  
(847) 255-7100

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PLACE CORPORATE SEAL HERE

World Savings Bank, FSB, nka Wachovia  
Mortgage, FSBBy Charles A Bridge, REO Sales ManagerAttest: Carol Mattull, REO Sales Rep.

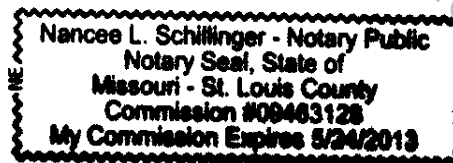
STATE OF MISSOURI )  
City ) SS  
 COUNTY OF ST. LOUIS CITY)

I, Nancee L. Schillinger, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Charles A Bridge**, personally known to me to be the REO Sales Manager of the World Savings Bank, FSB, nka, Wachovia Mortgage, FSB, and **Carol Mattull** personally known to me to be the REO Sales Rep. of said corporation and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as the REO Sales Manager and REO Sales Rep., they signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as their 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 official seal this 9<sup>th</sup> day of June, 2009.

Nancee L. Schillinger  
 NOTARY PUBLIC

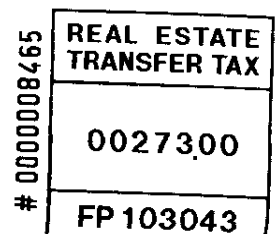
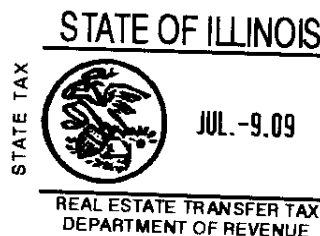
My commission expires: \_\_\_\_\_



This Instrument was prepared by  
 Carol Mattull  
 Two North Jefferson, MO1827  
 St. Louis, MO 63103

PLEASE SEND SUBSEQUENT TAX BILLS TO:

Anthony D'Angelo  
1735 W Newport Ave  
Chicago Illinois 60657



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## EXHIBIT A

COMMONLY KNOWN AS: 345 North LaSalle Drive, Unit 2701, Chicago, Illinois 60610

PARCEL 1: UNIT 2701 IN THE STERLING PRIVATE RESIDENCES, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE STERLING RESIDENCES SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 5, 6 AND 7 IN BLOCK 3 IN THE ORIGINAL TOWN OF CHICAGO AND IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020107550, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR STRUCTURAL SUPPORT, ENCLOSURE, INGRESS AND EGRESS, UTILITY SERVICES AND OTHER FACILITIES FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 12, 2001 AS DOCUMENT NUMBER 0011174517.

