

# UNOFFICIAL COPY



SPECIAL  
WARRANTY DEED



1001435079

Doc#: 1001435079 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/14/2010 10:30 AM Pg: 1 of 5

Property of Cook County Clerk's Office

THIS INDENTURE, made this 30<sup>th</sup> day of December 2009, between **Zahir Sharf, GRANTEE**, and **GMAC MORTGAGE, LLC** a Limited Liability Company created and existing under and by virtue of the laws of the State of Texas and duly authorized to transact business in the State of Illinois, **GRANTOR**, WITNESSETH, that the Grantor for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, 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 legally described on **Exhibit A attached hereto**.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD said premises as above described, with the appurtenances unto the Grantee, their heirs and assigns forever.

And the grantor, for himself, and his successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that he 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, he WILL WARRANT AND DEFEND, subject to those exceptions listed on **Exhibit A attached hereto**.

*See Exhibit "A" attached hereto and made a part hereof*

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Skokie Code Chapter 98  
Paid: \$330  
Skokie Office 12/29/09

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Property of Cook County

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 JAN. 11. 10

STATE TAX

REAL ESTATE TRANSFER TAX  
 000110.00  
 # FP 103027

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 JAN. 11. 10

COUNTY TAX

REVENUE STAMP

REAL ESTATE TRANSFER TAX  
 00055.00  
 # FP 103027

Office

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, by its authorized signing officer, and attested by it authorized signing officer.

Dated this 10 day of December, 20 09.

IMPRESS  
CORPORATE SEAL  
HERE

GMAC Mortgage, LLC

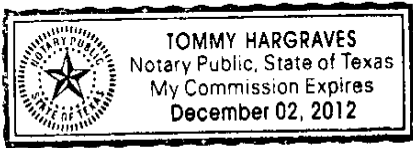
BY Charlotte Elliott  
Print Name: Charlotte Elliott

Attest: Justin S. Jung  
Print Name: Justin S. Jung

STATE OF Texas, COUNTY OF Dallas ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Charlotte Elliott and Justin S. Jung, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10 day of December, 20 09.



[Signature]  
(Notary Public)

Prepared by:  
Bruce K. Shapiro, Esq.  
555 Skokie Blvd.,  
Suite 500  
Northbrook, IL 60062

Mail To: Zahir U. Sharf  
4900 Foster St, #308  
Skokie, IL 60077

Name and Address of Taxpayer:  
Zahir Sharf  
4900 Foster St 308  
Skokie, IL 60077

**UNOFFICIAL COPY****Exhibit "A" – Legal Description****PARCEL 1:**

**UNIT NO. 308 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):**

**THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF THE EAST 33 RODS OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS WEST ON WEST LINE OF SAID EAST 33 RODS OF THE NORTHEAST QUARTER A DISTANCE OF 515.25 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 18.56 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 103.41 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 12.0 FEET; THENCE SOUTH 79 DEGREES 36 MINUTES 32 SECONDS WEST, A DISTANCE OF 44.40 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 10.0 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 177.07 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 79.0 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 179.03 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 99.05 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 79.0 FEET, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY HARRIS TRUST AND SAVINGS BANK, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 15, 1967 AND KNOWN AS TRUST NO. 32766, AND NOT INDIVIDUALLY, FILED IN THE OFFICE OF THE REGISTRAR OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. LR 2723071; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY) IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**EASEMENT FOR PARKING OVER PARKING SPACE NUMBER 32 FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENT, RESTRICTIONS AND COVENANTS DATED OCTOBER 10, 1973 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OCTOBER 18, 1973 AS DOCUMENT LR 2725071 AND AS CREATED BY DEED (OR MORTGAGE) FROM HARRIS TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 15, 1967 AND KNOWN AS TRUST NUMBER 32766 TO HELEN HANDWERKER AND GARY R. HANDWERKER DATED NOVEMBER 20, 1974 AND FILED JANUARY 18, 1974 AS DOCUMENT 2736030**

**ALSO**

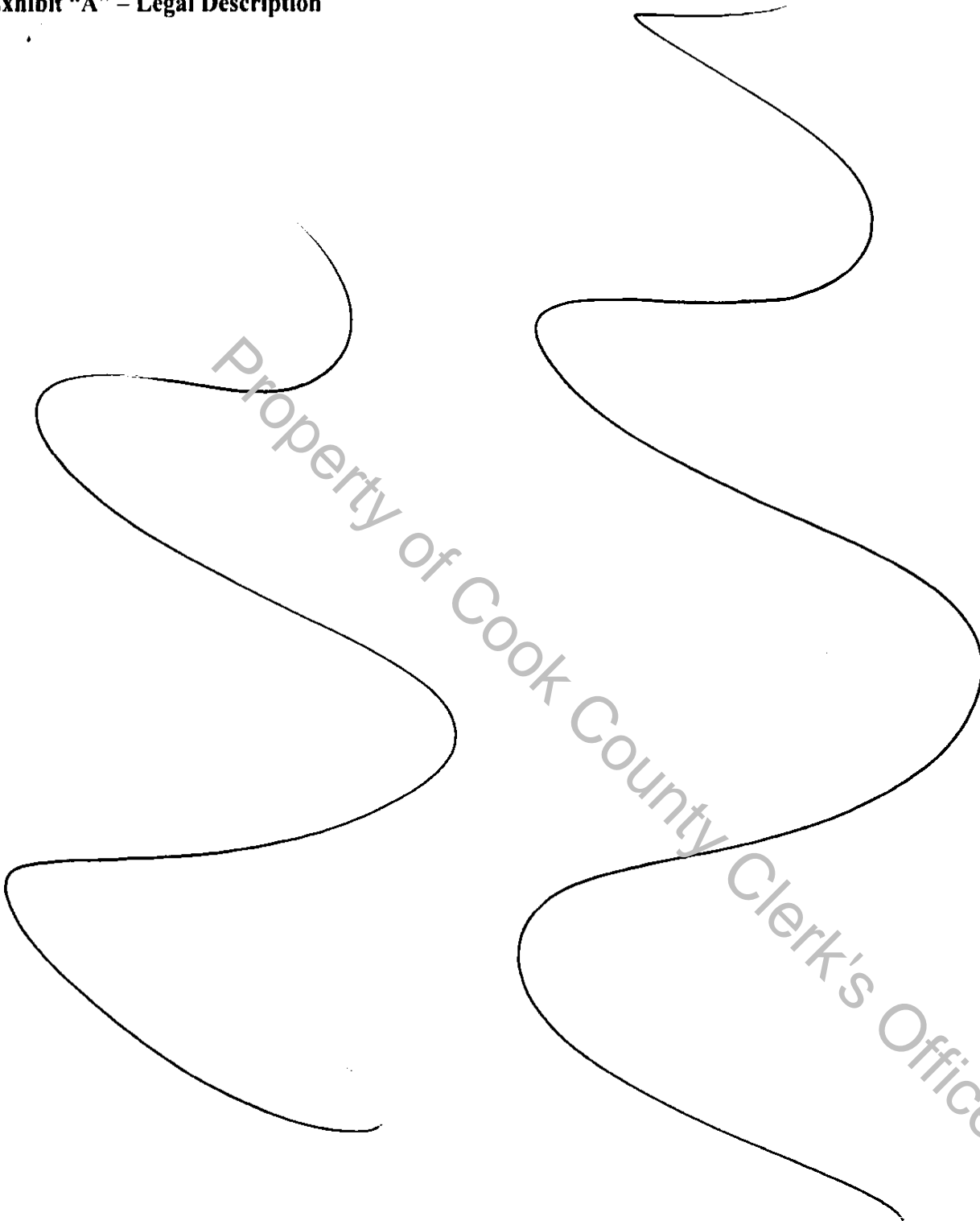
**PARCEL 3:**

**EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS COVENANTS AND RESTRICTIONS DATED NOVEMBER 12, 1970 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES NOVEMBER 17, 1970 AS DOCUMENT NO. LR2530976 AND AS CREATED BY DEED (OR MORTGAGE)**

**FROM HARRIS TRUST AND SAVINGS BANK, CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 15, 1967 AND KNOWN AS TRUST NO. 32766 TO HELEN HANDWERKER AND GARY R. HANDWERKER DATED NOVEMBER 20, 1973 AND FILED JANUARY 18, 1974 AS DOCUMENT NO. LR2736030 FOR INGRESS AND EGRESS.**

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## Exhibit "A" - Legal Description



Property of Cook County Clerk's Office

IN Cook COUNTY, ILLINOIS

Subject to: General real estate taxed not due and payable at closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Real Estate Index Number (s): 10-16-204-025-1032

Address of Real Estate: 4900 West Foster <sup>Street</sup> Avenue, Unit 308, Skokie, IL 60077

Affidavit of Title Covenant and Warranty - Individual

FASTDocs 11/2002