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MAIL RECORDED DEED TO:

Armando Martinez & Eva Montes 1233 Oboe Court Wheeling, Illinois 60090

MAIL TAX BILL TO:

Armando Martinez & Eva Montes 1233 Oboe Court Wheeling, Illinois 60090

PREPARED BY:

David T. Cohen & Associates, LTD 10729 W. 15(th Street Orland Park, IV 60467 (708) 460-7711



Doc#: 1021835104 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 08/06/2010 11:27 AM Pg: 1 of 4

1004923 106

SPECIAL WARRANTY DEED

(Corporation to Individuals)

THE GRANTOR, TCF NATIONAL BAIK, a federal banking institution created and existing under and by virtue of the laws of the United States of America, and duly authorized to transact business in the State of Illinois, having its principal office at the following address: 800 Burr Ridge Parkway, Burr Ridge, IV. 60527, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS, in hand paid, and pursuant to the authority given by the Board of Directors of said corporation. CONVEYS AND WARRANTS to ARMANDO MARTINEZ HUSBAND , of 360 Wille Avenue, Wheeling, Illinois and EVA MONTES, WIFE , of 360 Wille Av∈nue) Wheeling, Illinois, not as tenants in common but as joint tenants, the following described anal Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 32-D AS DELINEATED ON THE SURVEY OF THE FOLLOWIN', DESCRIBED PARCEL OF REAL ESTATE:

LOTS 32 TO 41 INCLUSIVE IN CEDAR RUN SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1971 AS DOCUMENT NO. 21660896, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY TEXTON CORPORATION, A CORPORATION OF DELAWARE AND RECORDED AS DOCUMENT NO. 222414 7 COGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL, (EXCEPTING FROM SAID JANCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED NOVEMBER 3, 1972 AND RECORDED NOVEMBER 3, 1972 AS DOCUMENT NO. 22109221 AND AS CREATED BY DEED FROM TEXTON CORPORATION, A CORPORATION OF DELAWARE TO ROBERT D. KERNS AND LINDA R. KERNS, HIS WIFE DATED FEBRUARY 1, 1973 AND RECORDED MARCH 23, 1973 AS DOCUMENT 22260651, FOR INGRESS AND EGRESS IN CEDER RUND SUBDIVISION, AFORESAID, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1233 OBOE COURT, WHEELING, IL 60090

Permanent Index No.: 03-04-204-075-1004

GRANTOR, for itself and its successors and assigns, hereby covenants represents that it has not done, or suffered to be done, anything whereby the

ATG FORM 4079 C ATG (2/08)

STEWART TITLE COMPANY

FOR USE IN: ALL STATES

2055 W. Army Trail Road, Suite 110 Addison, IL 60101 630-889-4000

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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 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.

In witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested to by its REO Manager, this α day of June, 2010.

TCF NATIONAL BANK

STATE OF ILLINOIS)

COUNTY OF DUPAGE

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Frank Vitek, personally known to me to be an Assistant Vice President of TCF NATIONAL BANK, a Minnesota corporation, and Landy Fuchser, personally known to me to be an REO Manager of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Assistant Vice President and REO Manager, they signed and delivered the said instrument as Frank Vitek and Randy Fuchser of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation 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 2^{\prime} day of June, 2010.

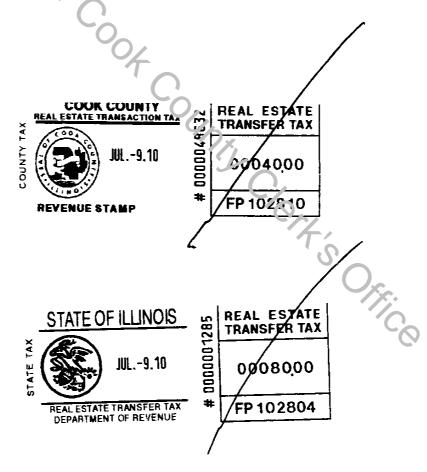
Commission expires:

OFFICIAL SEAL **SARAH JO TAY** NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 02-10-14

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PARCEL 1: UNIT 32-D AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 32 TO 41 INCLUSIVE IN CEDAR RUN SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1971 AS DOCUMENT NO. 21660896, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY TEKTON CORPORATION, A CORPORATION OF DELAWARE AND RECORDED AS DOCUMENT NO. 22241407 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL, (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY). PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED NOVEMBER 3, 1972 AND RECORDED MOVEMBER 3, 1972 AS DOCUMENT NO. 22109221 AND AS CREATED BY DEED FROM TEXTON CORPORATION, A CORPORATION OF DELAWARE TO ROBERT D. KERNS AND LINDA R. KERNS, HIS WIFE DATED FEFRUARY 1, 1973 AND RECORDED MARCH 23, 1973 AS DOCUMENT 22260651, FOR INGRESS AND ECRESS IN CEDER RUN SUBDIVISION, AFORESAID, IN COOK COUNTY, ILLINOIS.



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2 COMMUNITY BLVD Wheeling, Illinois 60090 (847) 459-2600 • Fax (847) 459-9692

VILLAGE OF WHEELING TRANSFER CERTIFICATE

The undersigned, pursuant to the authority granted under Title 15. Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 1233 OBOE CT has paid in full all water, sewer, garbage fees, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR 10 CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF LOT PAID BY THE SELLER AT CLOSING. Office

Ву:	Careliero
Name:	Carol Tress
Title:	Utility Billing and Revenue Collection Coordinator
Date:	6/22/2010