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**SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)**



Doc#: 1022512031 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/13/2010 09:13 AM Pg: 1 of 3

CTI- SA 3561188 TX LTD 10/12

THIS AGREEMENT, made this 4th day of August 2010 between BROADWAY RESIDENTIAL, LLC, an Illinois limited liability company, party of the first part, and Mohammed A. Sallm party of the second part, WITNESSETH that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Managers of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its 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:

Legal Description

THE WEST 163.61 FEET (EXCEPT THE SOUTH 33.0 FEET THEREOF AND EXCEPT THE NORTH 485.00 FEET AS MEASURED ALONG THE WEST LINE THEREOF) OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 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 party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its 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 DEFEND, subject to: SEE ATTACHED EXHIBIT "A"

Property Address: 7904 W Foster Street, Morton Grove, IL
P.I.N.: 09-13-100-065-0000

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this day of August 4th, 2010.

BROADWAY RESIDENTIAL, LLC
an Illinois limited liability company
By: **MB FINANCIAL BANK, N.A.,**
as successor in interest to
BROADWAY BANK
Its: **Sole Member**

By:
Name: Constantine Andalas
Its: AVP Acquired Assets

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State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Constantine Audalas personally known to me to be AVP appeared, before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority, given by the Company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL
SEAL
HERE.

Given under my hand and official seal, this 4th day of August, 2010

Commission expires May 1, 2011



NOTARY PUBLIC

This instrument was prepared by:

Mitchell P. Whittaker
Gonsky, Baum & Whittaker, Ltd.
112 S. Sangamon, 4th Floor
Chicago, IL 60607

Mail To:

MOHAMMED ALI SALIM
7904 FOSTER ST.
MORTON GROVE, IL 60053

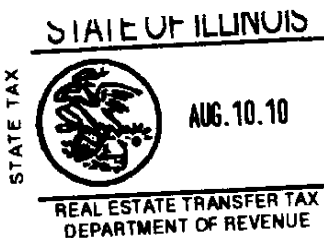
SEND SUBSEQUENT TAX BILLS TO:

MOHAMMED ALI SALIM
7904 FOSTER ST.
MORTON GROVE, IL 60053

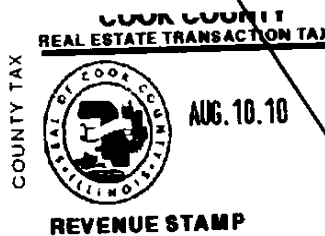
OR RECORDER'S OFFICE BOX NO.

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

NO. 03798 AMOUNT \$ 1605.- DATE 8/5/10
ADDRESS 7904 Foster
(VOID IF DIFFERENT FROM DEED)
BY AB Wallenberg



# 0000009523	REAL ESTATE TRANSFER TAX
	0053500
	FP102808



# 0000007751	REAL ESTATE TRANSFER TAX
	0026750
	FP 102802

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**EXHIBIT "A"
TO
SPECIAL WARRANTY DEED**

SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws and building line restrictions, and ordinances.
4. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.
5. Streets and highways, if any.
6. Utility easements, if any, whether recorded or unrecorded.
7. Easements, covenants, conditions, agreements, building lines and restrictions of record.

Property of Cook County Clerk's Office