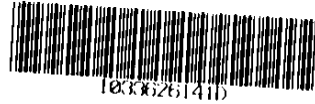


UNOFFICIAL COPY



Doc#: 1033626141 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/02/2010 11:10 AM Pg: 1 of 3

SPECIAL WARRANTY DEED (L.L.C. to Individual)

152039
1081

Citywide Title Corporation
850 West Jackson Boulevard
Suite 320
Chicago, Illinois 60607

THE GRANTOR, REO L.L.C., an Illinois limited liability company, in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Conveys and Warrants to Adnan N. Khan and Kulsoom Fatima (husband and wife), of Illinois, as joint tenants with right of survivorship, the following described Real Estate to wit:

Parcel One:

Unit No. 14-308, together with its undivided percentage interest in the common elements in Windhaven Condominium as delineated and defined in the Declaration recorded as Document no. 25639759, as amended from time to time, in the Southwest Quarter of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Two:

Non-exclusive easement perpetuity for the benefit of Parcel One as set forth and defined in Document No. 21648039.

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2008 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

- Permanent Index Number: 02-01-302-077-1132
- Address of Real Estate: 14 A East Dundee Quarter Drive Unit 308, Palatine, Illinois 60074

Grantee warrants to grantees and grantees' heirs and assigns that it has not done or suffered to be done anything to the property during the grantor's ownership thereof or in any manner encumbered the property except as expressly set forth in this deed and further covenants and warrants that it will defend the property against all persons asserting claims through grantor contrary to the foregoing limited warranty. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE HEREBY EXPRESSLY DISCLAIMED. THIS CONVENIENCE OF REAL ESTATE AND IMPROVEMENTS THEREOF IS MADE "AS IS", WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND EXCEPT THE WARRANTY OF TITLE EXPRESSLY PROVIDED HEREIN.

S Y
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UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



NOV. 24. 10


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000001271

REAL ESTATE TRANSFER TAX
0004300
FP 103055

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



NOV. 24. 10

REVENUE STAMP

0000001258

REAL ESTATE TRANSFER TAX
0002150
FP 103053

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed and attested, this 21st day of October, 2010.

REO, L.L.C., an Illinois Limited Liability Company

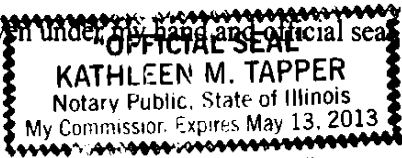
By Ruth Ann Francis
Second Federal Savings and Loan Association of Chicago, its sole member
Ruth Ann Francis, SVP/Chief Administrative Officer

Attest Robert C. Doran
Robert C. Doran
Treasurer

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Ruth Ann Francis, SVP/Chief Administrative Officer of Second Federal Savings and Loan Association of Chicago, sole member of REO, L.L.C., an Illinois Limited Liability Company and Robert C. Doran personally known to me to be the Treasurer, of said corporation, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that 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 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 21st day of October, 2010.



Kathleen M. Tapper (Notary Public)

Prepared By: Scott P. Sonbuchner, Esq.
3960 W. 26th St.
Chicago, Illinois 60623

Mail To:

Adnan Khan + Kulsoom Fatima
1626 E Waterford Lane
Palatine IL 60074
Name & Address of Taxpayer:

Adnan Khan + Kulsoom Fatima
1626 E Waterford Lane
Palatine IL 60074