

# UNOFFICIAL COPY

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**PREPARED BY:**

Codilis & Associates, P.C.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527



Doc#: 1101140012 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/11/2011 09:51 AM Pg: 1 of 3

**MAIL TAX BILL TO:**

Vu Q. Nguyen and Crystal Sangern-Nguyen  
1735 Ashford Circle  
Wheeling, IL 60090

**MAIL RECORDED DEED TO:**

Vu Q. Nguyen and Crystal Sangern-Nguyen  
SAME



**SPECIAL WARRANTY DEED**

1/2  
THE GRANTOR, US Bank National Association, as Trustee for CSMC ARMT 2006-3, by Wells Fargo Bank, N.A. as Attorney in Fact, a corporation organized and existing under the laws of the State of MD, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Vu Q. Nguyen and Crystal Sangern-Nguyen husband and wife as tenants by the Entirety of 357 Marvin Place Wheeling, IL 60090-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 8 IN ASHFORD HEIGHTS SUBDIVISION OF THE SOUTH 268.00 FEET, AS MEASURED ON THE WEST LINE THEREOF, OF THE WEST 514.80 FEET, AS MEASURED ON THE SOUTH LINE THEREOF, OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THAT PART TAKEN FOR BUFFALO GROVE ROAD, AS REGISTERED IN DOCUMENT NO. 3557228) IN COOK COUNTY, ILLINOIS.

03-09-117-030  
1735 Ashford Circle, Wheeling, IL 60090

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

REAL ESTATE TRANSFER	12/28/2010
 <b>COOK</b>	\$126.00
 <b>ILLINOIS:</b>	\$252.00
<b>TOTAL:</b>	\$378.00

03-09-117-030-0000 | 20101201600687 | N1F1XN

Attorney: Title Guaranty Fund, Inc.  
1 S. Wacker Rd., Ste 2000  
Chicago, IL 60606  
Attn: Search Department

SP  
S  
SCY  
INT

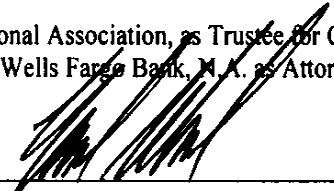
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Special Warranty Deed - Continued

Dated this 6 Day of Dec 20 10

US Bank National Association, as Trustee for CSMC ARMT  
2006-3, by Wells Fargo Bank, N.A. as Attorney in Fact

By

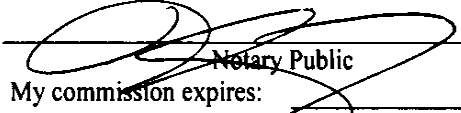


**Erick Wenk**  
**VP Loan Documentation**

STATE OF Maryland )  
Frederick ) SS.  
COUNTY OF \_\_\_\_\_ )

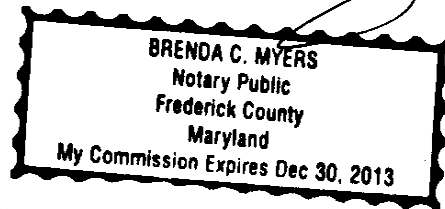
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Erick Wenk VP Loan Documentation, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 6 Day of Dec 20 10



Notary Public  
My commission expires: \_\_\_\_\_

Exempt under the provisions of \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date \_\_\_\_\_  
Agent.



Property of Cook County Clerk's Office

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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 1735 ASHFORD CIRCLE 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 TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By: Carol Tress

Name: Carol Tress

Title: Utility Billing and Revenue Collection Coordinator

Date: 12/27/2010