

# UNOFFICIAL COPY



1109141002

Doc#: 1109141002 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/01/2011 09:44 AM Pg: 1 of 2

**PREPARED BY:**

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

**MAIL TAX BILL TO:**

Raid Fakhouri  
837 S Western #303  
Chicago, IL 60612

**MAIL RECORDED DEED TO:**

Anthony Vito Panzica  
Anthony V Panzica Attorney at Law  
2510 W Irving Park Rd  
Chicago, IL 60618-3745

015516262007  
100297315410

## SPECIAL WARRANTY DEED

THE GRANTOR, Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-HE2, 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 Raid Fakhouri of 837 S Western Ave Chicago, IL 60612, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 746-3 IN WESTERN-LEXINGTON CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE WEST 23.75 FEET OF THE WEST 47.50 FEET AND THE WEST 23.75 FEET OF LOTS 20, 21, 22, 23, AND 24 (EXCEPT THE SOUTH 2 FEET OF LOT 24 THEREOF) AND THE SOUTH 2 FEET OF LOT 24 (EXCEPT THE EAST 17 FEET TAKEN FOR STREET WIDENING OF SOUTH WESTERN AVENUE) AND LOT 25 (EXCEPT THE SOUTH 1 FOOT AND EXCEPT THE EAST 17 FEET TAKEN FOR STREET WIDENING OF SOUTH WESTERN AVENUE) IN RAWSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0311903109, TOGETHER WITH SAID UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2 (746), A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0311903109.


PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-2, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0311903109.

**PERMANENT INDEX NUMBER:** 16-13-411-067-1011  
(16-13-411-059 thru 16-13-411-063, 16-13-411-050 underlying)



**PROPERTY ADDRESS:** 746 S. Western Avenue Unit #3, Chicago, IL 60612

A. GF, INC

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		03/21/2011
	CHICAGO:	\$450.00
	CTA:	\$180.00
	TOTAL:	\$630.00

16-13-411-067-1011 | 20110301600493 | D35NDV

REAL ESTATE TRANSFER		03/21/2011
	COOK	\$30.00
	ILLINOIS:	\$60.00
	TOTAL:	\$90.00

16-13-411-067-1011 | 20110301600493 | 47J6FJ

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Special Warranty Deed - Continued

Dated this 23<sup>rd</sup> Day of FEB 20 11

Deutsche Bank National Trust Company, as Trustee for  
Morgan Stanley Capital Inc. Trust 2006-HE2, by Wells Fargo  
Bank, N.A. as Attorney in Fact

By [Signature]  
Desmond Cline-Smythe  
Vice President 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 Desmond Cline-Smythe VP Loan Documentation, personally known to me to be the same person(s) whose name(s) have 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 23<sup>rd</sup> Day of feb 20 11  
[Signature]  
Notary Public  
My commission expires: \_\_\_\_\_

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

WILLIAM F. HORNES III  
NOTARY PUBLIC  
FREDERICK COUNTY  
MARYLAND  
MY COMMISSION EXPIRES MARCH 25, 2012

Property of Cook County Clerk's Office