

# UNOFFICIAL COPY

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Doc#: 1110911038 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/19/2011 11:06 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That GREEN TREE SERVICING, LLC

herein called 'GRANTOR',

whose mailing address is:

7360 S Kyrene Tempe AZ

FOR AND IN CONSIDERATION OF

TEN and NO/100 DOLLARS, and other good

and valuable consideration, to it in hand paid by the party or parties identified below as GRANTEE hereunder, by these presents does grant, bargain, and sell unto:

1 of 2

U.S. Bank, N.A., Trustee for Bank United Trust 2005-1

called 'GRANTEE' whose mailing address is:

all that certain real property situated in Cook County, Illinois and more particularly described as follows:

SEE ATTACHED

SA4724334

Permanent Tax No. 10-19-126-062-0000

Address of Property : 7001 W. CAROL AVENUE NILES, IL 60714

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances thereto in any wise belonging, unto the said GRANTEE, his heirs or successors and assigns forever, subject to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies, if any; (e) special taxes or assessments for improvements not yet completed, if any; (f) incumbrances not due at the date hereof of any special tax or assessment for improvements heretofore completed, if any; (g) general real estate taxes; (h) building code violations and judicial proceedings relating thereto, if any; (i) existing zoning regulations; (j) encroachments if any, as may be disclosed by a plat of survey; (k) drainage ditched, drain tiles, feeders, laterals and underground pipes, if any; and (l) all mineral rights and easements in favor of mineral estate.

REC

Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

ATT

Box 334

SPS  
SC  
INT

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 18<sup>th</sup> day of March, 2011 in its name by Bradley S. Johnson its Authorized Signer thereunto authorized by resolution of its board of directors.

GREEN TREE SERVICING, LLC

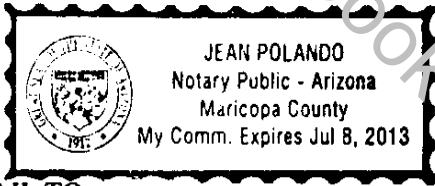
BY:

Bradley Johnson

(AFFIX SEAL)

STATE OF ARIZONA  
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of March, 2011 by Bradley S. Johnson as Authorized Signer of GREEN TREE SERVICING, LLC, on behalf of the said corporation.



Jean Polando  
NOTARY PUBLIC Jean Polando

MAIL TO:  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~

VILLAGE OF NILES  
REAL ESTATE TRANSFER TAX  
4-4-11  
7001 CAROL  
18682 EXEMPT

This instrument prepared by: + mail to:  
KENNETH D. SLOMKA  
LAW OFFICES OF KENNETH D. SLOMKA, P.C.  
4544 W. 103<sup>RD</sup> STREET, SUITE 202  
OAK LAWN, IL 60453

Permanent Tax No. 10-19-126-062-0000  
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**PARCEL 1:**

LOT 38 (EXCEPT THE WEST 102.70 FEET THEREOF AND EXCEPTING THAT PART THEREOF FALLING WITHIN VACATED STREET) IN CHESTERFIELD NILES RESUBDIVISION UNIT 1 OF PART OF FIRST ADDITION TO DEMPSTER WAUKEGAN ROAD SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN.

**PARCEL 2:**

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 'A' THERETO ATTACHED DATED JANUARY 3, 1961 AND RECORDED MARCH 6, 1961 AS DOCUMENT NO. 18101534 MADE BY THE EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 13, 1959 AND KNOWN AS TRUST NO. 9420 AND REGISTERED AS DOCUMENT NO. LR 1967051 AND AS CREATED BY THE MORTGAGE FROM EXCHANGE NATIONAL BANK OF CHICAGO, TRUSTEE UNDER TRUST NO. 9420 TO EVANSTON FEDERAL SAVINGS AND LOAN ASSOCIATION DATED MARCH 1, 1961 AND RECORDED MARCH 6, 1961 AS DOCUMENT NO. 18101541 AND REGISTERED AS DOCUMENT LR 1967058 AND AS CREATED BY DEED FROM THE EXCHANGE NATIONAL BANK OF CHICAGO, TRUSTEE UNDER TRUST NO. 9420 TO DONALD M. RUBIN AND SHIRLEY K. RUBIN RECORDED JULY 16, 1961 AS DOCUMENT 18221230 AND REGISTERED AS DOCUMENT LR 1988165 FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 3.0 FEET OF LOT 38 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) IN CHESTERFIELD NILES RESUBDIVISION UNIT 1, OF PART OF THE FIRST ADDITION TO DEMPSTER WAUKEGAN ROAD SUBDIVISION, IN COOK COUNTY, ILLINOIS.

Permanent Tax No. 10-19-126-062-0000

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