

# UNOFFICIAL COPY



Doc#: 1110911039 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/19/2011 11:07 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

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

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:

SHMONY SAMANC and DAVID TOUMA  
called 'GRANTEE' whose mailing address is: 5801 N DRAKE, CHICAGO

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

SEE ATTACHED

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) installments 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.

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.

Handwritten initials

2 of 2

REO SAU724334

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Box 334

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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.

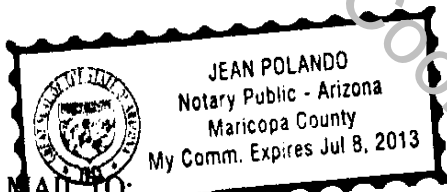
U.S. Bank, N.A., Trustee for Bank United Trust 2005-1  
BY: GREEN TREE SERVICING, LLC its attorney in fact

Bradley S. 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:  
Daniel Tsuna  
5801 N. Drake  
Chicago, IL 60659



This instrument prepared by:  
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  
Address of Property : 7001 W. CAROL AVENUE, NILES, IL 60714

STATE OF ILLINOIS



APR. 12. 11

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000007756	REAL ESTATE TRANSFER TAX
	0016150
	FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



APR. 12 11

REVENUE STAMP

# 0000007775	REAL ESTATE TRANSFER TAX
	0008075
	FP 103034

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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.

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