



Doc#: 1119955038 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/18/2011 12:11 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

Completed By: Ginali Associates, P.C.
947 N. Plum Grove Road, Schaumburg, IL 60173

PMIC 13015784

(17)

THIS INDENTURE, made on the 14 day of June, 2011, by and between THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS SUCCESSOR TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED NOVEMBER 1, 2003 ABFC 2003-WMC1 TRUST ABFC ASSET-BACKED CERTIFICATES, SERIES 2003-WMC1, hereinafter referred to as Grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and **Syed Ahmad and Tarannum J Ahmad** party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, **Syed Ahmad and Tarannum J Ahmad** and their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit:

UNIT 15302-4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN KENTON AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0020531063, IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, **Syed Ahmad and Tarannum J Ahmad**, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, **Syed Ahmad and Tarannum J Ahmad**, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

Permanent Real Estate Numbers: 28-15-112-033-1004

Address of the Real Estate: 15302 SOUTH KENTON AVENUE
OAK FOREST IL 60452

Asset 707088415
AM1102-IL-135027

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto

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affixed, and has caused its name to be signed to these presents by its Authorized Agent, the day and year first above written.

THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS SUCCESSOR TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED NOVEMBER 1, 2003 ABFC 2003-WMCI TRUST ABFC ASSET-BACKED CERTIFICATES, SERIES 2003-WMCI

By: Renee Hensley, Home Retention Manager
OCWEN LOAN SERVICING LLC.
Pursuant to a delegation of authority



Property of Cook County Clerk's Office

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

ZMA Legal
500 Lane Cove Rd #350
Deerfield IL 60015

Steve Adams & Terrance Adams
11930 S Kenwood #4
Oak Forest IL 60452

STATE OF FLORIDA

ORANGE COUNTY

On this date, before me personally appeared Renee Hensley, Home Retention Manager, acknowledged that he executed the same as his free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Florida aforesaid, this 14 day of June, 2011.

Valerie Braxton
Notary Public
Valerie Braxton, Notary

My term Expires: _____

