# UNOFFICIAL COP

1123756026 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 08/25/2011 12:57 PM Pg: 1 of 4

Commitment Number: 167975 Seller's Loan Number: 5000136951

This instrument prepared by: Jay Posenberg, Esq., and reviewed by Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law 7367A E. Kemper Road, Cincinnati, Ohio 45249. (513) 247-OOA COUNT 9605

After Recording Return To:

PowerLink Settlement Services				
345 Rouser Road. Building 5				
Coraopolis, PA 15108				
866-412-3636				

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 09-25-219-018-0000

#### SPECIAL/LIMITED WARRANTY DEED

U.S. Bank National Association, as Trustee for TBW Mortgage Backed Trust Series 2006-3, Mortgage Backed Pass-Through Certificates, Series 2006-3, whose mailing address is 4600 Regent Blvd., Ste. 200, Irving, TX 75063, hereinafter grantor, for \$134,000.00 (One Hundred and Thirty-Four Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to IOAN IEREMCIUC AND ADRIANA IEREMCIUC, married, hereinafter grantee, whose tax mailing address is 7801 N. OCTAVIA AVE., NILES, IL 60714, the following real property:

The following described property in Cook County, Illinois, to-wit: All of Lot 77 and Lot 78 (except the North 10 feet thereof) together with the West balf of the vacated 20 foot North-South vacated alley, lying East of and adjoining said Lot 77 and said Lot 78 (except the North 10 feet thereof) in Milwaukee-Mulford Harlem Subdivision of the Northeast quarter of Section 25, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County Illinois.

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#### **UNOFFICIAL COPY**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and quity Control claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 1115216014

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## **UNOFFICIAL COPY**

Executed by the undersigned on	<u>(O,</u> 2011:
Sel. Co	
	tee for TBW Mortgage Backed Trust Series
2006-3, Mortgage Backed Pass-Through Home Mortgage Servicing as Attorney I	Certificates, Series 2006-3, by American
frome Mortgage Servicing as Attorney 1	n ract
D. Malet Arradia	
By: Kobi Austin	
Assistant Secretary	
Its: Assistant October 7	
A Power of Attorney relating to the above	described property was recorded on 05/05/2011 at
Document Number: 1112522025.	
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STATE OF	For the Color with the France of the color o
COUNTY OF Dallas	61 (41) (11) (11) (12) (13) (13) (13) (13) (13) (13) (13) (13
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	gage Backed Trust Series 2006-3, Mortgage Backed
In Fact, who is personally known to me or	has produced as identification, and
	s acknowledged that his/i er signature was his/her free and
voluntary act for the purposes set forth in t	his instrument.
	Kin Parma
STATE OF ILLINOIS	Notary Public
STATE OF ILLINOIS  REAL ESTATE TRANSFER TAX	
AUG.25.11	COUNTY/ILLINOIS TRANSFER STAMP (If Required)
8 00134.00	(Il Required)
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE  FP 103051	Section 31-45, Property Tax Code.
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TRANSFER TAX	VILLAGE OF NILES M RS REAL ESTATE TRANSFER TAX
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# FP 103048	18918 s 18918
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1123756026 Page: 4 of 4

## **UNOFFICIAL COPY**

#### **Plat Act Affidavit**

The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;  The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;  The sale or exchange of parcels of land between owners of adjoining and contiguous land;  The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;  The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;  The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;  Conveyance made to correct descriptions in prior conveyance.  The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.  The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale or any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.	21	ATE OF ILLINOI	,	DOCUMENT NUMBER	
and that the attached deed is and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):  The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access:  The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access:  The sale or exchange of parcels of land between owners of adjoining and contiguous land;  The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access:  The conveyance of land owned by railcoad or other public utility which does not involve any new streets or easements of access:  The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;  Conveyance made to correct descriptions in prior conveyances.  The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.  The sale of a single lot of less than 5 acres from a larger tract when a survey is grade by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract of Cother 1, 1973 and provided also that this exemption does not invalidate any logal requirements applicable to the subdivision of land are met by the attached deed for recording, and that all local quirements applicable	CC	DUNTY OF _C	$\mathcal{DK}$		
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