

# UNOFFICIAL COPY



Doc#: 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

TAX BILL TO  
TRUE NORTH PROPERTIES  
7801 N. OCTAVIA AVE  
NILES, IL 60714

Commitment Number: 167975  
Seller's Loan Number: 5000136951

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

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 half 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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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.

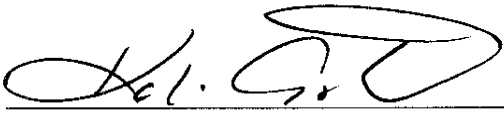
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 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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Executed by the undersigned on 8-10, 2011:



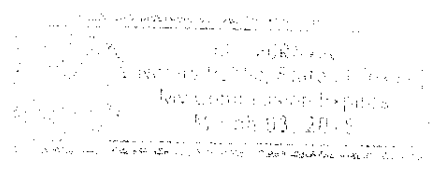
**U.S. Bank National Association, as Trustee for TBW Mortgage Backed Trust Series 2006-3, Mortgage Backed Pass-Through Certificates, Series 2006-3, by American Home Mortgage Servicing as Attorney In Fact**

By: Kobi Austin


Its: Assistant Secretary

A Power of Attorney relating to the above described property was recorded on 05/05/2011 at Document Number: 1112522025.

STATE OF Texas  
COUNTY OF Dallas

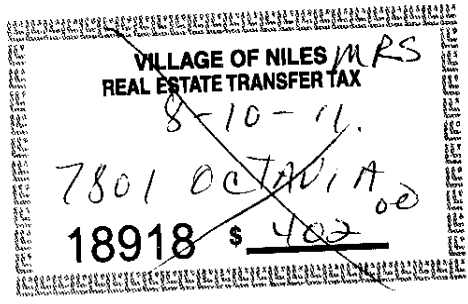
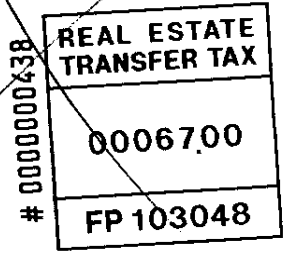
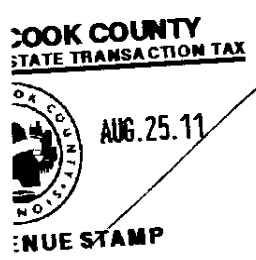
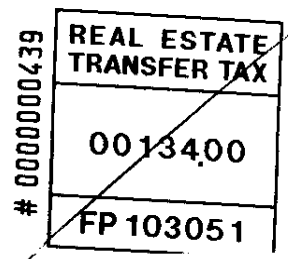
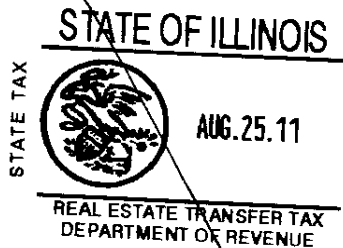


The foregoing instrument was acknowledged before me on 8-10, 2011 by Kobi Austin its Assistant Secretary on behalf of U.S. Bank National Association, as Trustee for TBW Mortgage Backed Trust Series 2006-3, Mortgage Backed Pass-Through Certificates, Series 2006-3, by American Home Mortgage Servicing as Attorney In Fact, who is personally known to me or has produced DL PL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

  
Notary Public

COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)

Section 31-45, Property Tax Code.



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## Plat Act Affidavit

STATE OF ILLINOIS )  
 )  
 COUNTY OF COOK ) SS  
 ) DOCUMENT NUMBER \_\_\_\_\_

I, (Name) \_\_\_\_\_, being duly sworn on oath, state that I reside at \_\_\_\_\_, 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):

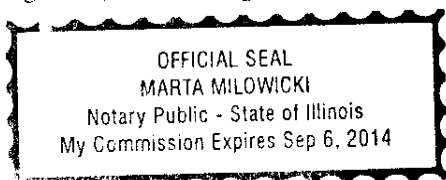
1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. 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;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyance made to correct descriptions in prior conveyance;
8. 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.
9. 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 of 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.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDED OF \_\_\_\_\_ COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SUBSCRIBED and SWORN to before me this 11<sup>th</sup> day of Aug, 2011.

[Signature]  
 (Signature)

[Signature]  
 (seal)



NOTARY: