

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

THIS AGREEMENT, made this SEP 20 2011 day of September, 2011, between OWB REO, LLC, a corporation created and existing under and by virtue of the laws of the State of DE and duly authorized to transact business in the State of Illinois, as GRANTOR, and AKRAM AHMED

4057 N. Bernard St. Chicago IL 60648
(Name and Address of Grantee)

as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does PREMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE(S), and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

THE WEST 118 FEET OF LOT 12 IN EGGLESTON'S 2ND SUBDIVISION, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4) OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 GRANTOR, 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 GRANTEE(S), his heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), his 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.

Permanent Real Estate Numbers: 20-28-206-014-0000

Address of the Real Estate: 7143 PERRY AVE., CHICAGO, IL 60621

Return to:
Wheatland Title Guaranty
105 W. Veterans Parkway, Yorkville, IL 60560

CPH-1100-14085.0 (4)



Doc#: 1127745017 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/04/2011 09:57 AM Pg: 1 of 3

S Y
P 3
S N
SC Y
INT Y

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Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

OWB REO, LLC

By *Jeannie Cisneros*
Jeannie Cisneros AVP/REO

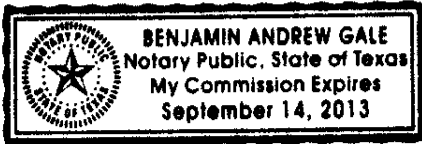
STATE OF TEXAS)
) ss.
COUNTY OF TRAVIS)

I, Benjamin Andrew Gale, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jeannie Cisneros AVP/REO, personally known to me to be the Assistant Vice President of OWB REO, LLC, a DE corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such

Assistant Vice President, signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as ___ free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

SEP 20 2011

Given under my hand and official seal, this ___ day of September, 2011.



Notary Public

Commission Expires

Jeannie Cisneros

City of Chicago
Dept. of Revenue
615787
10/4/2011 9:02
d100198

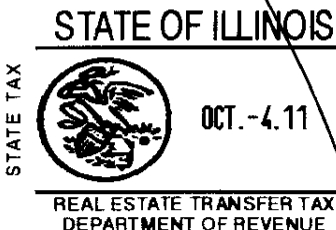


Real Estate
Transfer
Stamp
\$162.75
Batch 3,615,461

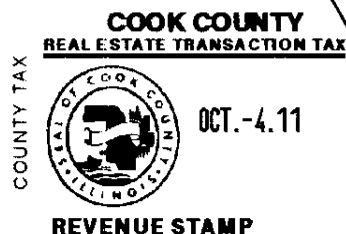
MAIL TO: LAW OFFICE OF ABID SABEH
4 N. BARTLETT ROAD
STREAMWOOD, IL 60107

SEND SUBSEQUENT TAX BILLS TO:
Akram Ahmed
4057 N. Bonmarat
Chicago IL 60618

This instrument was prepared by The Law Offices of Ira T. Nevel, LLC 175 North Franklin, Suite 201, Chicago, Illinois 6



REAL ESTATE TRANSFER TAX
0001550
FP 103037



REAL ESTATE TRANSFER TAX
0000775
FP 103042

UNOFFICIAL COPY

RECORDER OF Cook COUNTY

PLAT ACT AFFIDAVIT

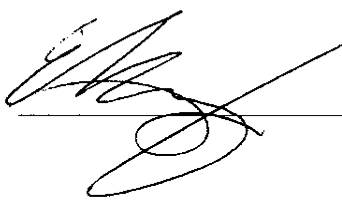
STATE OF ILLINOIS)
) SS
COUNTY OF Kendall)

Eva Cruz, being duly sworn on oath, deposes and states that she reside(s) at 105 W. Veterans Parkway, Yorkville, IL 60560. That the attached deed is not in violation of 765 ILCS 205/1 of the Illinois Revised Statutes for one of the following reasons:

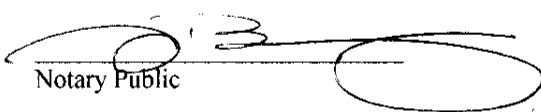
1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose 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.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that she make(s) this affidavit for the purpose of inducing the Recorder 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 tract described therein.



SUBSCRIBED AND SWORN TO
BEFORE ME THIS 30 DAY
OF September, 2011



Notary Public

OFFICIAL SEAL
NANCY G. BENNINGER
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/24/2012