

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 1134811021 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/14/2011 09:40 AM Pg: 1 of 3

THIS INDENTURE, made on 2nd day of December, 2011, by and between AMERICAN AIRLINES FEDERAL CREDIT UNION, and duly authorized to transact business in the State of Illinois, party of the first part, and BFA, LLC, 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, and its assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit:

"SEE SCHEDULE "A" ATTACHED"

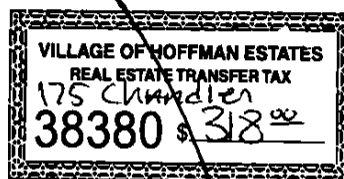
P.N.T.N.

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, and its 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, and its 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, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building line and use or occupancy restriction, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduct and all other matters of record affecting the property.

Permanent Real Estate Numbers: 07-15-415-005-0000

Address of the Real Estate: 175 Chandler Lane, Hoffman Estates, IL 60194



REAL ESTATE TRANSFER	12/05/2011
COOK	\$53.00
ILLINOIS:	\$106.00
TOTAL:	\$159.00

07-15-415-005-0000 | 20111201600479 | JTETPG

S Y
P 3
S N
SC Y
INT AS

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized agent, the day and year first above written.

AMERICAN AIRLINES FEDERAL CREDIT UNION,

By: *Jim Nelson*
Jim Nelson

MAIL TO:

OFFICE
36 W 538 Market Court
St. Charles, IL 60175

SEND SUBSEQUENT TAX BILLS TO:

OFFICE
36 W 538 Market Court
St. Charles, IL 60175

STATE OF Texas
Tarrant COUNTY

On this date, before me personally appeared Jim Nelson, 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 Texas Aforesaid, this 2nd day of December, 2011.

Blanca I. Garcia
Notary Public

My term Expires: 2-29-2012



UNOFFICIAL COPY

Schedule A

LOT 15 IN BLOCK 32 IN HOFFMAN ESTATES II, BEING A SUBDIVISION OF THAT PART LYING SOUTH OF HIGGINS ROAD (AS THAT ROAD EXISTED ON AUGUST 30, 1926) OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1956, AS DOCUMENT 16515708, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office