

11-00 BUNY-PH

UNOFFICIAL COPY



SPECIAL WARRANTY DEED
JOINT TENANCY
(LLC to Individual)

Doc#: 1204831039 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/17/2012 12:19 PM Pg: 1 of 3

MAIL TO:

~~Marc W. Sargis
Law Offices of Marc W. Sargis
7366 N. Lincoln Ave., Ste. 206
Lincolnwood, IL 60712~~

NAME & ADDRESS OF TAXPAYER:

Salwan Zakariya and
Dana Shabo
4901 Golf Road #110
Skokie, IL 60077

PREMIER TITLE

THE GRANTOR: USA Residential Properties, L.L.C., a Delaware Limited Liability Company, created and existing under and by virtue of the laws of the State of New York and duly authorized to transact business in the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Operating Agreement of said company, CONVEY AND WARRANTS to Salwan Y Zakariya and Dana Shabo, 5441 N. Eastriver Road #510, Skokie IL 60077, Not as Tenants in Common ~~Not as Joint Tenants~~, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois to wit:

chicago
SEE LEGAL DESCRIPTION ATTACHED
husband & wife
substant as tenants by the entirety

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, his/her 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, his/her 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, subject to:

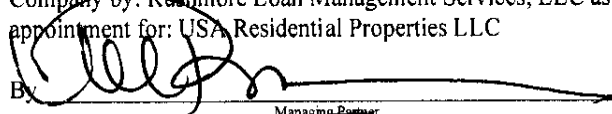
The Warranties given herein are limited to the acts of the Grantor and subject to easements, cover acts and restrictions of record.

Permanent Real Estate Index Number(s): 10-16-204-029-1010
Property Address: 4901 Golf Road #110, Skokie, IL 60077

In Witness Whereof, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to the presents by its Managing Partner, this 25 day of January, 20 12.

IMPRESS
CORPORATE
SEAL HERE

Name of Company: USA Residential Properties, L.L.C., a Delaware Limited Liability Company by: Rushmore Loan Management Services, LLC as it's Attorney-in-Fact by appointment for: USA Residential Properties LLC

By  (SEAL)
Managing Partner
Martin Bonanno / senior Vice President

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

REAL ESTATE TRANSFER 02/15/2012

COOK	\$61.00
ILLINOIS:	\$122.00
TOTAL:	\$183.00



VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 98
Paid: \$366
Skokie Office 02/13/12

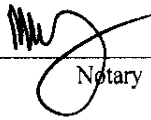
UNOFFICIAL COPY

STATE OF California)
)SS
County of Orange)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

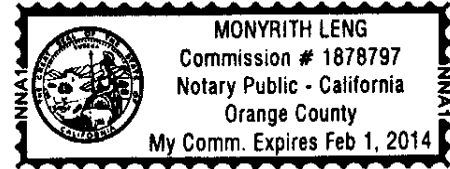
Martin Bonanno personally known to me to be the ~~Managing Partner~~ ^{SVP} of Rushmore Loan Management Services, LLC as Attorney-In-Fact by appointment for USA Residential Properties, L.L.C., and personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managing Partner, he/she signed and delivered the said instrument and caused the company seal of said company, as ~~her~~ his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 25 day of January, 20 12



Notary Public

My commission expires on Feb 1, 20 14



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____
SECTION 4, REAL ESTATE TRANSFER ACT
DATE:

NAME AND ADDRESS OF PREPARER:

Freedman Anselmo Lindberg LLC
1807 W. Diehl Road, #333
Naperville, IL 60563-1890

Buyer, Seller or Representative

Property Address: 4901 Golf Road #110, Skokie, IL 60077

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE597

TO

FROM

WARRANTY DEED
Statutory (Illinois)
(Incorporation to Individually)

PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100

UNOFFICIAL COPY**EXHIBIT "A"**

File No.: 2011-00364-PT

Commitment No.: 2011-00364-PT

PROPERTY DESCRIPTION

The land referred to in this commitment is described as follows:

PARCEL 1:

UNIT 110 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 33 RODS OF SAID NORTHEAST 1/4; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS WEST ON THE WEST LINE OF SAID EAST 33 RODS OF THE NORTHEAST 1/4, A DISTANCE OF 153.12 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.57 FEET FOR THE PLACE OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 79.0 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.41 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 181.63 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 79.0 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 179.69 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.0 FEET; THENCE SOUTH 79 DEGREES 36 MINUTES 32 SECONDS EAST, A DISTANCE OF 44.40 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 104.78 FEET TO THE PLACE OF BEGINNING, OF COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY HARRIS TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 15, 1967 AND KNOWN AS TRUST NUMBER 32766, AND NOT INDIVIDUALLY, FILED IN THE OFFICE OF THE REGISTRAR OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER LR2813918, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS COVENANTS AND RESTRICTIONS DATED NOVEMBER 12, 1970 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ON NOVEMBER 17, 1970 AS LR2530976 AND AS CREATED BY DEED (OR MORTGAGE) FROM HARRIS TRUST AND SAVINGS BANK, CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 15, 1967 AND KNOWN AS TRUST NUMBER 32766 TO GERTRUDE HORWITZ AND GARY HORWITZ DATED OCTOBER 17, 1975 AND FILED NOVEMBER 3, 1975 AS DOCUMENT LR2838545 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.