

FIRST AMERICAN

File # 2296851



Doc#: 1205912134 Fee: \$68.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/28/2012 02:28 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

(Corporation to Individual)

-----This agreement made this 24 day of JANUARY, 2012 between GUIDANCE RESIDENTIAL, LLC, a corporation created and existing under and by virtue of the laws of the United States of America, and duly authorized to transact business in the State of Illinois, party of the first, and OMAR SHEHADEH, 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 the authority of the Board of Directors of said Corporation, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY all of the following described real estate, situated in the County of COOK, State of Illinois known and described as follows, to wit:

See attached legal description

Permanent Index Number(s): 16-15 221-003-0000

Property Address: 4253 W.GLADYS AVE, CHICAGO IL 60624

SUBJECT TO: Covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; Real estate taxes not yet due and payable at the time of closing (2) Covenants, conditions, restrictions and easements apparent or of record; (3) All applicable zoning and building ordinances; utility easements, party wall rights and agreements

Together with all singular and herditaments 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, either in law or equity, of, in and to the above described premises, with the herditaments 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/their 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/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or maybe, in any manner encumbered or charged, except as herein recited.


IN WITNESS WHEREOF; said party of the first has caused its corporate seal to be hereto

COOK COUNTY CLERK'S OFFICE
REC'D
SCY
INT

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER	02/07/2012
	
CHICAGO:	\$60.00
CTA:	\$24.00
TOTAL:	\$84.00
16-15-221-003-0000 20120101602729 8D8H5V	

REAL ESTATE TRANSFER	02/07/2012
	
COOK	\$4.00
ILLINOIS:	\$8.00
TOTAL:	\$12.00
16-15-221-003-0000 20120101602729 S89TFM	

UNOFFICIAL COPY

affixed, and has caused its name to be signed to these presents by its authorized representative.

By *William McKay* *SE. Vice President*

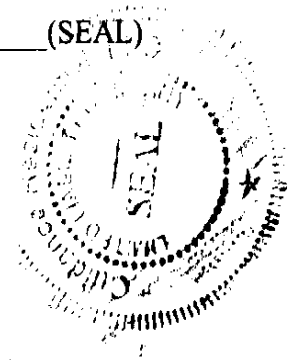
(SEAL)

GUIDANCE RESIDENTIAL, LLC.

STATE OF *Virginia*)

)SS

COUNTY OF *Fairfax*)



I, *Ae K. Yong* the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that *William McKay* personally known to me to be the Authorized Representative of GUIDANCE RESIDENTIAL, LLC., a 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 Authorized Representative, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation.

Given under my hand & official seal this *24th* day of January, 2012

Ae Kyung Yong Notary Public.

Prepared by:

Aftab A. Iqbal
Attorney at Law
120 W. Golf Road
Suite 102
Schaumburg, IL 60195



Tax Bill & Mail to:

OMAR SHEHADEH
4253 W. Daley's Ave.
Chicago, IL 60624

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4253 W Gladys Ave, Chicago IL

LEGAL DESCRIPTION:

LOT 15 IN CHARLES N. DUTTON'S SUBDIVISION OF PART OF THE LOT 1 IN THE COMMISSIONER'S PARTITION OF THE

EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST

OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 13, 1898 IN BOOK 75 OF

PLATS PAGE 23 AS DOCUMENT NUMBER 2671844, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office