

# UNOFFICIAL COPY



Doc#: 1209646133 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/05/2012 02:14 PM Pg: 1 of 3

Commitment Number: 136912  
Seller's Loan Number: 0020562500

This instrument prepared by: Jay Rosenberg, Esq., and reviewed by Ross M. Rosenberg, Esq.,  
Rosenberg L.P.A. 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  
Tax ID - 32-03-401-061

## SPECIAL/LIMITED WARRANTY DEED

Wells Fargo Bank, N.A., as Trustee for ABFC 2006-OPT1 Trust, ABFC Asset-Backed  
Certificates, Series 2006-OPT1, whose mailing address is 4600 Regent Blvd., Ste. 200, Irving,  
TX 75063, hereinafter grantor, for \$11,000.00 (Eleven Thousand Dollars and no Cents) in  
consideration paid, grants with covenants of limited warranty to Stonecrest Investment &  
Opportunity Fund I, LLC, hereinafter grantee, whose tax mailing address is 4300 Stevens  
Creek, #275 San Jose CA 95129, the following real property:

The following described real estate situated in the County of Cook, in the State of Illinois,  
to wit: Lot 8 in Park Avenue Development Subdivision of that Part of the South 2-1/2 Acres  
of the West 1/2 of the West 1/2 of the East 1/2 of the Southeast 1/4 of Section 3, Township  
35 North, Range 14, East of the Third Principal Meridian, lying South of the South right of  
way line of Clark Street heretofore dedicated to Glenwood Gardens (Being a Subdivision of  
part of the Southeast 1/4 of said Section 3), all in Cook County, Illinois.

FIDELITY NATIONAL TITLE

12091024  
APR 10 2012

# UNOFFICIAL COPY

**Property Address is: 511 E GLENWOOD LANSING RD, Glenwood IL 60425-1771**


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: **1018240072, Recorded 07/1/2010**

NO. 5416 <sup>15</sup> REAL ESTATE TRANSFER TAX  
 AMOUNT 55.00 The Village of  
 DATE 2-27-12 GLENWOOD  
 SOLD BY [Signature] CMS



REAL ESTATE TRANSFER 03/05/2012

COOK	\$5.50
ILLINOIS:	\$11.00
TOTAL:	\$16.50

32-03-401-061-0000 | 20120201603286 | TRK9GC

# UNOFFICIAL COPY

Executed by the undersigned on 02/04 <sup>2012</sup> ~~2011~~:

*Heather Cordova*

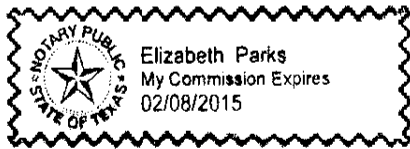
Wells Fargo Bank, N.A., as Trustee for ABFC 2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1, by American Home Mortgage Servicing as Attorney In Fact

By: Heather Cordova

Its: Assistant Secretary

STATE OF Texas  
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on Feb 0 <sup>2012</sup> ~~2011~~ by Heather Cordova its Assistant Secretary on behalf of Wells Fargo Bank, N.A., as Trustee for ABFC 2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1, by American Home Mortgage Servicing as Attorney In Fact, who is personally known to me or has produced \_\_\_\_\_ 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.



*Elizabeth Parks*  
Notary Public

MUNICIPAL TRANSFER STAMP  
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: 2/11/12

*[Signature]*

Buyer, Seller or Representative