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Doc#: 1212350013 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/02/2012 10:25 AM Pg: 1 of 4

Commitment Number: 187787
Seller's Loan Number: 5000115542

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, 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

GERALD NESBITT

Mail Tax Statements To: 3754 W. 120TH ST. APT 3A, ALSIP, IL 60803

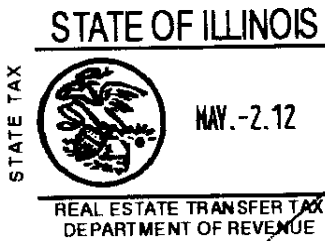
PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
24-26-122-024-1009

SPECIAL/LIMITED WARRANTY DEED

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR TBW MORTGAGE-BACKED TRUST SERIES 2006-2, TBW MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-2, by American Home Mortgage Servicing, Inc., as Attorney In Fact, whose mailing address is 1525 South Beltline Road, Coppell, TX 75019, hereinafter grantor, for \$31,000.00 (Thirty-One Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to Gerald Nesbitt, married, and Jeffrey M. Janis, married, hereinafter grantees, whose tax mailing address is 3754 W. 120TH ST. APT 3A, ALSIP, IL 60803, the following real property:

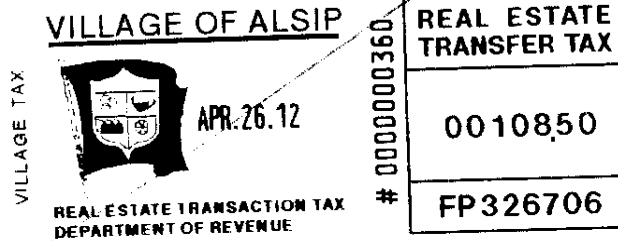
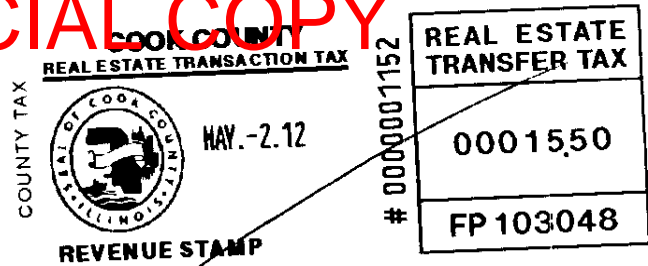
The following described Real Estate situated in the State of Illinois, to wit:

Unit 3756-3A in the 3756-56 West 120th Street Condominium, as delineated on the plat of survey of the following described Real Estate: Lots 9 and 10 in Hamlin Highlands, a subdivision of the West ½ of the Lot 24 in Brayton Farms No. 3, a subdivision of the

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0080001152

REAL ESTATE TRANSFER TAX
0003100
FP 103051



Northwest ¼ of Section 26 West ½ of Lot 24 in Brayton Farms No. 3, a subdivision of the Northwest ¼ of Section 26 (except the West 80 acres thereof), in Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which plat of survey is attached as an exhibit to the Declaration of Condominium recorded as Document Number, together with its undivided percentage interest in the common elements, in Cook County, Illinois. Grantor hereby grants and assigns to grantee the exclusive use of parking space P-4 and P-5 and storage space Number S-2, limited common elements as set forth in the aforesaid Declaration of Condominium. Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

Property Address is: 3754 W. 120TH ST. APT 3A, ALSIP IL 60803

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.

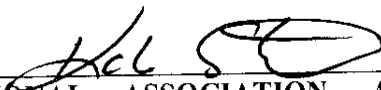
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 grantees forever.

Prior instrument reference: 1128031065

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Executed by the undersigned on 4-5, 2012:


U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR TBW MORTGAGE-BACKED TRUST SERIES 2006-2, TBW MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-2, by American Home Mortgage Servicing, Inc., as Attorney In Fact

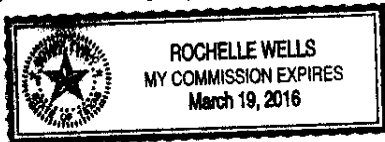
By: Kobi Austin

Its: Assistant Secretary

A Power of Attorney relating to the above described property was recorded on 05/05/2011 at Document Number: #1112522025.

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on APR 05 2012, 2012 by Kobi Austin its Assistant Secretary on behalf of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR TBW MORTGAGE-BACKED TRUST SERIES 2006-2, TBW MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-2, by American Home Mortgage Servicing, Inc., 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.




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: _____

Buyer, Seller or Representative

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Plat Act Affidavit

STATE OF ~~Illinois~~ **Texas**) DOCUMENT NUMBER _____
)
) SS
 COUNTY OF **Dallas**)

I, (Name) **Kobi Austin**, being duly sworn on oath, state that I reside at _____, and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes 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;
7. Conveyance made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s). **To the best of Seller's Knowledge and belief**

AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDED OF **Cook** 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 land described therein.

SUBSCRIBED and SWORN to before me this 5 day of April, 2012

Kobi Austin
 (Signature)

Kobi Austin
 Assistant Secretary

Rochelle Wells
 (seal)

