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12164121360

SPECIAL WARRANTY DEED

Doc#: 1216412136 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/12/2012 01:29 PM Pg: 1 of 3

Flagstar Bank, FSB, by Green River Capital LC, its attorney in fact ("Grantor") in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and quit claim to Vishal Patel & Bhogilal Patel, ("Grantee")

As Joint Tenants

the following described real estate in Cook County, Illinois:

1091

See attached Exhibit A for Legal Description

P.I.N. # 06-36-313-043-1010

Property Commonly Known As: 2230 Greenwood Terrace Unit 2230-12, Hanover Park, IL 60133

Grantor warrants to the Grantees and Grantees' heirs and assigns that it has not done or suffered to be done anything to the property during Grantor's ownership hereof or in any manner encumbered the property except as expressly set forth in this deed and further covenants and warrants that it will defend the property against all persons asserting claims through Grantor contrary to the foregoing limited warranty. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE HEREBY EXPRESSLY DISCLAIMED, THIS CONVEYANCE OF REAL ESTATE AND IMPROVEMENTS THEREON IS MADE "AS-IS", WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND EXCEPT THE WARRANTY OF TITLE EXPRESSLY PROVIDED HEREIN.

RE0100518

Dated: May 16, 2012

Flagstar Bank, FSB,
By: Green River Capital LC, its attorney in fact

AVIVA BUSH, VICE PRESIDENT

By: _____

RE0

This document prepared by:
Kluever & Platt, LLC
65 E. Wacker Place, Suite 2300
Chicago, IL 60601

Mail subsequent tax bills to and after recording
return to:

Vishal Patel
185 Hillandale Dr
Bloomington IL 600108

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REAL ESTATE TRANSFER		05/31/2012
	COOK	\$16.25
	ILLINOIS:	\$32.50
	TOTAL:	\$48.75

06-36-313-043-1010 | 20120501605627 | P079AH

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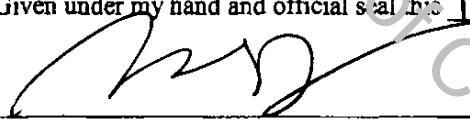
BOX 334 CTI

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STATE OF Utah)
COUNTY OF Salt Lake) SS:

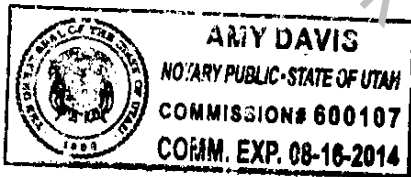
I, Amy Davis, Notary Public, in and for the County and State aforesaid, DO
HEREBY CERTIFY that AVIVA BUSH personally known to me to the
Vice President of Green River Capital LC, and personally known to me to be the
same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and
severally acknowledged that as such _____, he 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 his free and voluntary act, and as the free
and voluntary act and deed of said corporation, for uses and purposes therein set forth.

Given under my hand and official seal this 18 day of May, 2012.



Notary Public

My Commission Expires: _____



COOK County Clerk's Office

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CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO. : 1412 RE0100518 LP1

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:
UNIT NUMBER 2230-12 IN THE PEBBLEWOOD COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
LOTS 1 TO 12 (EXCEPT THE SOUTHWESTERLY 5 FEET OF LOTS 8, 9, 10 AND 11 AS MEASURED PERPENDICULARLY TO THE SOUTHWESTERLY LINE THEREOF TAKEN FOR ROAD PURPOSES) IN J. R. WILLENS HANOVER TERRACE APARTMENTS, ASSESSMENT PLAT, A SUBDIVISION OF (EXCEPT THE WESTERLY 20 FEET OF THE SOUTHERLY 200 FEET) OUTLOT A AND LOTS 1 TO 11 IN HANOVER PARK TERRACE, A SUBDIVISION OF PART OF SECTIONS 35 AND 36, TOWNSHIP 41 NORTH, RANGE 9 TOGETHER WITH A STRIP OF LAND 121 FEET WIDE LYING EASTERLY AND ADJOINING SAID OUTLOT A AND LOT 11 IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
- WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0702906027; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS

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