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Property of Cook County Clerk's Office



Doc#: 1217416052 Fee: \$76.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/22/2012 03:27 PM Pg: 1 of 6

This Document Prepared By:
The Law Office of Beth Mann
15127 South 73rd Avenue, Suite 100
Orland Park, IL 60462

After Recording Return To:
Usnija Spahija *Tatiana Czaplinski*
Senad Spahija *Attn: at law*
6128 N. Seeley Ave., Unit #2N, *5354 W. D. Seeley Ave*
Chicago, IL 60659 *Chicago IL 60639*

SPECIAL WARRANTY DEED

THIS INDENTURE made this 18 day of May, 2012, between Wells Fargo Bank, N.A. as Trustee of WAMU Mortgage Pass-Through Certificates, Series 2005-PR4, hereinafter ("Grantor"), and Usnija Spahija and Senad Spahija, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as 6128 N. Seeley Avenue Unit #2N, Chicago, IL 60659.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 all matters set forth on Exhibit B.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than

FIDELITY NATIONAL TITLE 52004671

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INT. [Signature]

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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 Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto 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.

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ACKNOWLEDGMENT

State of California

County of Los Angeles

On 5/18/12 before me, Valerie L. Strobel, Notary Public
(here insert name and title of the officer)

personally appeared Rafahael Islam

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Valerie L. Strobel



(Seal)

OPTIONAL INFORMATION

Description or Title of the Attached Document:

Number of Pages: _____ Document Date: _____

Capacity Claimed by Signer(s):

- Individual(s)
- Corporate Officer(s): _____
- Trustee(s)
- Attorney-in-Fact
- Partner(s)
- Other: _____

R-I

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Exhibit A
Legal Description

UNIT 6128-2N, IN THE 6122-36 N. SEELEY AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 3 TO 8 IN IRVING FLAMM AND OTHERS ADDITION TO THE NORTH EDGEWATER, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 60 RODS OF EAST 65 2/3 RODS OF THE SOUTH EAST ¼ OF NORTHWEST ¼ IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF CENTER OF NORWOOD STREET (EXCEPT WEST 5 ACRES THEREOF) (EXCEPT THE EAST 4 ACRES THEREOF INCLUDING THAT PART OF SAID TRACT HERETOFORE DEDICATED FOR PUBLIC STREETS), WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0529927030, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-06-119-112-1018

14-06-119-007

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Exhibit B
Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and local highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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RJ