

Attic# 2260035



SPECIAL WARRANTY DEED



Doc#: 1219233000 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/10/2012 08:57 AM Pg: 1 of 3

THIS INDENTURE, made this 10TH day of June 2012, between **GMAC MORTGAGE, LLC**, a Limited Liability Company created and existing under and by virtue of the laws of the State of Texas and duly authorized to transact business in the State of Illinois, **GRANTOR**, and **Hemant Shah, GRANTEE**, WITNESSETH, that the Grantor for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, and the State of Illinois known and legally described on **Exhibit A attached hereto**.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And the grantor, for himself, and his successors, does covenant and agree, to and with the Grantee, his heirs and assigns, that he 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, he WILL WARRANT AND DEFEND, subject to those exceptions listed on **Exhibit A attached hereto**.

See Exhibit "A" attached hereto and made a part hereof

RECEIVED IN BAD CONDITION

S Y
P 3
S N
SC 7
INT 10

Property not located in the corporate limits of the City of Des Plaines, Deed or Instrument not subject to transfer tax.

09-14-308-4/27/12 016 -1234
S. Brown
City of Des Plaines

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, by its authorized signing officer, and attested by it authorized signing officer.

Dated this 19TH day of JUNE, 20 12

IMPRESS
CORPORATE SEAL
HERE

GMAC Mortgage, LLC

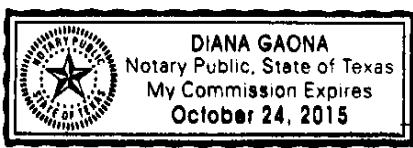
BY: [Signature]
Print Name: Teerayut Kaewpradit

Attest: [Signature]
Print Name: Eddie Mendez

STATE OF Texas, COUNTY OF Dallas ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Teerayut Kaewpradit and Eddie Mendez, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19 day of June, 20 12



[Signature] (Notary Public)

Prepared by:
Bruce K. Shapiro, Esq.
555 Skokie Blvd.,
Suite 500
Northbrook, IL 60062

REAL ESTATE TRANSFER	07/02/2012
COOK	\$32.50
ILLINOIS:	\$65.00
TOTAL:	\$97.50



09-14-308-016-1234 | 20120601605886 | XF9EJE

Mail To:

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Name and Address of Taxpayer:
Hemant Shah
8974 Western Ave,
Unit 201
Des Plaines, IL 60016

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Exhibit "A" – Legal Description

UNIT D-201 IN THE BALLARD POINT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14 AND PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT NO. 25261198 AND FILED WITH REGISTRAR OF TITLES AS DOCUMENT NO. LR3133750 TOGETHER WITH ITS RESPECTIVE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

IN Cook COUNTY, ILLINOIS

Subject to: General real estate, taxed not due and payable at closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Real Estate Index Number (s): 09-14-308-016-1234

Address of Real Estate: 8974 Western, Unit 201, Des Plaines, IL 60016