

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

(Illinois)

Corporation to Individual

Doc#: 1224322098 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/30/2012 01:17 PM Pg: 1 of 3

77907568

Above Space for Recorder's use only

GRANTOR, Colorado Federal Savings Bank, for and in consideration of the sum of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to:

Anita Afandy  
1213 W Winnemac, Chicago, IL 60640

(Name and Address of Grantees)

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

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

Address(es) of Real Estate: 1550 South Blue Island Unit 611, Chicago, IL 60616

Permanent Real Estate Index Number(s): 17-20-128-028-1064

SUBJECT TO THE FOLLOWING EXCEPTIONS, IF ANY:

Liens for all current general and special real property taxes and assessments not yet due and payable; Covenants, conditions, restrictions, reservations, rights of way, and easements of record; New mortgages or any acts of Grantee(s); Any facts an accurate survey and/or personal inspection of the property may disclose; Any laws, regulations, ordinances (including but not limited to zoning, building environmental) as to the use, occupancy, subdivision or improvement of the Property adopted or imposed by any governmental body, or the effect any non-compliance with, or violation thereof; and Rights of existing tenants and/or occupants of the Property.

GRANTOR warrants to GRANTEE and his successors in title that it has not created or permitted to be created any lien, charge, or encumbrance against said real estate that is not shown among the title exceptions listed above; and GRANTOR covenants that it will defend said premises to the extent of the warranties made herein against lawful claims of all persons.

GRANTOR releases and waives all rights in said real estate that it may have under the homestead exemption laws of Illinois.

12-03679



S y  
P 3  
S N  
M N  
SC y  
E y  
INT 10

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Signed this 27<sup>th</sup> day of July, 2012.

## Colorado Federal Savings Bank

By [Signature]  
PATRICK Fogerty AS E.V.P.

REAL ESTATE TRANSFER	08/23/2012
 	COOK \$30.00
	ILLINOIS: \$60.00
	TOTAL: \$90.00
17-20-128-028-1064   20120701605884   6T1EK4	

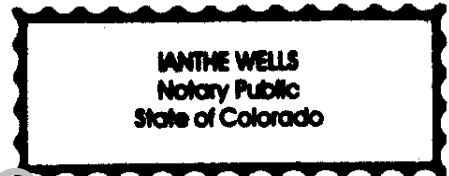
State of COLORADO, County of DENVER ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that PATRICK FOGERTY personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27<sup>th</sup> day of JULY, 2012.

PLACE NOTARY SEAL HERE

Commission expires MAY 20, 2014.



[Signature]  
NOTARY PUBLIC | IAN THE WELLS


Prepared by: Brent W. Terry, Attorney at Law, 9450 Bryn Mawr Ave., Rosemont, IL 60018

MAIL TO:  
Anita Afandy

SEND SUBSEQUENT TAX BILLS TO:

Name  
~~1550 South Blue Island Unit 011~~  
1216 W. Winnetka, Apt. 1W  
Address  
Chicago, IL ~~60616~~ 60640  
City/State/Zip

Same Anita Afandy  
Name  
1216 W. Winnetka, Apt. 1W  
Address  
Chicago, IL 60640  
City/State/Zip

REAL ESTATE TRANSFER	08/06/2012
	CHICAGO: \$450.00
	CTA: \$180.00
	TOTAL: \$630.00

12-03679

17-20-128-028-1064 | 20120701605884 | 7D4SBW

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## EXHIBIT A

### LEGAL DESCRIPTION

**UNIT 611 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN UNIVERSITY STATION CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0635215068 AND AS AMENDED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number(s): 17-20-128-028-1064

For informational purposes only, the subject parcel is commonly known as:

1550 South Blue Island Unit 611, Chicago, IL 60616



\*U02899867\*

1653 8/14/2012 77907568/1

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Burnet Title – 9450 Bryn Mawr Avenue, Suite 700 – Rosemont, IL 60018