

# UNOFFICIAL COPY



Doc#: 1225834085 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/14/2012 11:39 AM Pg: 1 of 4

## SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 27<sup>th</sup> day of August, 2012, between SELENE RMOF REO ACQUISITION LLC, duly authorized to transact business in the State of Illinois, party of the first part, and VEENA KUMARI SIVANATHAN, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, and State of Illinois, known and described as follows, to wit:

PARCEL 1: THE SOUTH 27.58 FEET OF THE NORTH 103.08 FEET OF THE WEST 76.33 FEET OF LOT 11 IN DEMPSTER GARDEN HOMES SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS AS SET FORTH IN THE PLAT OF SUBDIVISION RECORDED JUNE 9, 1960 AS DOCUMENT NUMBER 17877299; AND CERTIFICATE OF CORRECTION RECORDED MARCH 9, 1961 AS DOCUMENT NUMBER 181 04793; AND AS CREATED BY THE MORTGAGE RECORDED APRIL 21, 1961 AS DOCUMENT NUMBER 18141874, IN COOK COUNTY ILLINOIS.

Together will all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, her 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 incumbered 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:

General real estate taxes for 2012 and subsequent years; special assessments confirmed after the date of Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax.

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Alle O'Leary 8-29-12  
City of Des Plaines  
09-15-413-013-0000

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the contract to purchase the property; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; and drainage ditches, feeders, laterals and drain tile, pipe, or other conduit.



Permanent Real Estate Number(s): 09-15-413-013-0000

Address(s) of Real Estate: 8847 Robin Drive, Des Plaines, Illinois 60016

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Contract Document Specialist and attested by its Contract Document Specialist, the day and year first above written.

Selene RMOF REO Acquisition LLC, by  
Integrated Asset Services, Its Attorney-In-Fact

By Debrah Mathis 8/27/2012

REAL ESTATE TRANSFER		08/14/2012
	COOK	\$12.50
	ILLINOIS:	\$65.00
	TOTAL:	\$97.50
09-15-413-013-0000   20120901601711   KDYLN4		

Attest: Kay Thompson 8/27/12  
Kay Thompson, Contract Document Specialist

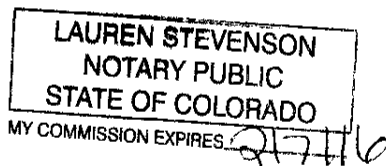
STATE OF Colorado )  
COUNTY OF Denver )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Debrah Mathis personally known to me to be the Contract Document Specialist of Integrated Asset Services, a(n) Colorado corporation, and Kay Thompson, personally known to me to be the Contract Document Specialist of said corporation, and 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 severally acknowledged that as such Contract Document Specialist and Contract Document Specialist they 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 their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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

Lauren Stevenson  
Notary Public

Commission expires \_\_\_\_\_



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This instrument was prepared by: Attorney Donald C. Marcum  
Wheatland Title, 105 W. Veterans Pkwy Yorkville, IL 60560 (630) 723-3234

Mail to:

Wheatland Title Guaranty  
105 W. Veterans Pkwy  
Yorkville, IL 60560

Send Subsequent Tax Bills to:

Veena Kumari Sivanathan  
8907 ROBIN DR.  
DES PLAINES, IL 60016

HU2201108

(1/1)

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

RECORDER OF Cook COUNTY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
COUNTY OF Kendall ) SS

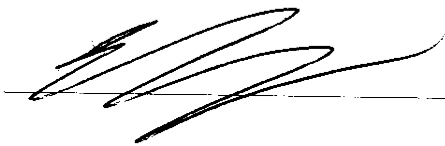
Eva Cruz

, being duly sworn on oath, deposes and states that she does business at Wheatland Title Guaranty, 105 West Veterans Parkway, Yorkville, Illinois 60560. That the attached deed is not in violation of 765 ILCS 205/1 of the Illinois Revised Statutes for one of the following reasons:

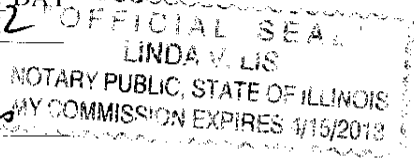
1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose 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.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that she make(s) this affidavit for the purpose of inducing the Recorder of 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 tract described therein.



SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 5 DAY  
OF Sept., 2012



Linda V. Lis  
Notary Public