

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED


THE GRANTOR(S), **Bank of America, N.A.**, of the city of Chandler, County of Maricopa, Commonwealth of Arizona, for and in consideration of Ten Dollars (\$10.00) in hand paid, remise(s), release(s), alien(s), and the grantor hereby covenants with said grantee and to none other, **DEEN SOKOYA AND TUMININU SOKOYA** (Grantee's Address) 18016 Lavendale Ave Homewood IL 60430

of the County of \_\_\_\_\_, the following described real estate situated in the County of Cook in the State of Illinois, to wit: (SEE ATTACHED- EXHIBIT A)

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 the following:



**SUBJECT TO:** Property and Title taken AS IS condition, Seller makes no representations or Warranties of any kind or nature, other than Seller's right to transfer title hereunder, subject to general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate. hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): **31-12-202-064-1031**  
 Address of Real Estate: **1139 Leavitt Ave #301 Flossmoor IL 60422**  
 Dated this 29 day of October, 2012


  
 Grantor **Susan Shambre, AVP**  
 Bank of America, N.A.

STATE OF Arizona COUNTY OF Maricopa

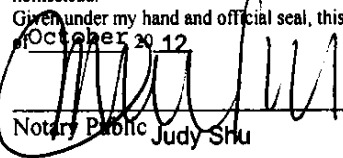
**BOX 15**

<b>REAL ESTATE TRANSFER</b>		11/21/2012
	<b>COOK</b>	\$13.75
	<b>ILLINOIS:</b>	\$27.50
<b>TOTAL:</b>		\$41.25

31-12-202-064-1031 | 20121001606310 | UK1LHZ

 **JUDY SHU**  
 NOTARY PUBLIC ARIZONA  
 Maricopa County  
 My Commission Expires  
 August 20, 2015

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Susan Shambre, AVP personally known to me to be the person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as a 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 29 day of October 2012  
  
 Notary Public **Judy Shu**

Prepared By: Law Offices of Alan T. Schencker 400 W. Dundee, Suite 3, Illinois 60089  
 Mail To: \_\_\_\_\_  
 The Grantee(s), or Purchaser(s) of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following Grantor's execution of this Deed.

**FIDELITY NATIONAL TITLE** 53004919

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## EXHIBIT A – LEGAL DESCRIPTION

UNIT NUMBER 301, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN HAWTHORNE APARTMENTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF LOT 1 IN THE RESUBDIVISION OF LOTS 1 TO 8, BOTH INCLUSIVE OF THE SUBDIVISION OF THE SOUTH 300 FEET OF LOT 1 IN BLOCK 2 IN WELLS AND NELLEGAR'S SUBDIVISION OF THE NORTH  $1/4$  ACRES WEST OF THE ILLINOIS CENTRAL RAILROAD COMPANY OF THE NORTHEAST  $1/4$  OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 13, 1974 AS DOCUMENT 22628042, AND AS AMENDED BY DOCUMENTS 22639249 AND 25368020, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office