



Doc#: 1306441073 Fee: \$40.00
 Karen A. Yarbrough RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 03/05/2013 12:22 PM Pg: 1 of 2

Prepaid by:

Galanopoulos & Galgan

340 W. Butterfield Road, Suite 1A

Elmhurst, Illinois 60126

Mail to:

James M. Hamill, Jr.

200 W. Higgins Road, Suite 200

Schaumburg, Illinois 60195

Special Warranty Deed- Tenants by the Entirety

KNOW ALL PERSONS BY THESE PRESENTS, New York Community Bank, 1801 EAST NINTH ST., CLEVELAND, OH 44114, for and in consideration of TEN DOLLARS 00/100 (\$10.00), and other good and valuable consideration received from Ketan Raval and Khyati Shukla, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety (the "Grantee"), and to Grantees heirs and assigns, whose tax mailing address will be, 261 McWalter Drive, Roselle, Illinois 60172, does GIVE, GRANT, BARGAIN, SELL and CONVEY unto said Grantee, the Grantee's heirs, legal representatives, successors and assigns the real property located in Cook County, and more particularly described as follows:



LOT 24 IN NEW CENTURY COVE, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID: 07-34-414-004-0000

Property Address: 261 McWalter Drive, Roselle, Illinois 60172

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, the Grantee's heirs, legal representatives, successors and assigns forever.

And the Grantor covenants with the Grantee that Grantor is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as above written, and represents and warrants that the same are free from all liens, claims and encumbrances created by or through Grantor, except for real estate taxes and assessments, general and special, which are a lien but not yet due and payable, and any and all other liens, claims and encumbrances created by or through Grantee, and that Grantor will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee, their heirs, legal representatives, successors and assigns, against all lawful claims and demands made by any person claiming by or through Grantor, except as aforesaid.

REAL ESTATE TRANSFER		02/21/2013
	COOK	\$285.00
	ILLINOIS:	\$570.00
	TOTAL:	\$855.00
07-34-414-004-0000 20130201602084 UEWWL1		

Attorneys' Title Guaranty Fund, Inc.
 1 S. Wacker Dr., STE 2400
 Chicago, IL 60606-4650
 Attorney's Department

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UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has signed and acknowledged this Special Warranty Deed as of

02/08/13

Signed and Acknowledged
In the Presence of:

Michael Ferlic
Michael Ferlic

New York Community Bank

Renee L. Thatcher
Renee L. Thatcher
Real Estate Asset Specialist

State of Ohio)

) SS:

County of Cuyahoga)

Before me, a Notary Public in and for the County and State, on this 8th day of February, 2013, personally appeared the above named Renee L. Thatcher, Real Estate Asset Specialist of New York Community Bank, who acknowledged to me that, with due authorization and as such officer, she did sign the foregoing instrument of said federal savings bank, and that the same was her free act and deed, individually and as such officer, and the free act and deed of said bank.

(SEAL)



TIMOTHY J. SZOKAN II
Notary Public, State of Ohio
Recorded in Lake County, Ohio
My Commission Expires Aug. 16, 2015

Timothy J. Szokan II
Notary Public
My Commission expires on 8/16/2015