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SPECIAL WARRANTY DEED
ILLINOIS STATUTORY

FIRST AMERICAN TITLE
ORDER# 2415857



Doc#: 1311233035 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/22/2013 10:44 AM Pg: 1 of 3

Preparer File: 10-0277
FATIC No.: LS#12-0157533

THE GRANTOR(S), The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificate Holders CWABS, Inc., Asset-Backed Certificates, Series 2006-25, of the City of Chandler, County of Maricopa, State of AZ for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Sunil Patel and Ankit Patel, of 421 N 4th Ave Des Plaines, IL 60016 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

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

This is NOT homestead property

SUBJECT TO: Covenants, conditions and restrictions of record; General taxes for the year 2013 and subsequent years

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 the Grantor's execution of this Deed.

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

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): 03-03-301-135-0000

Address(es) of Real Estate: 832 Colonial Drive #F
Wheeling, IL 60090

Dated this 13TH day of MARCH, 2013

The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificate Holders CWABS, Inc., Asset-Backed Certificates, Series 2006-25

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as servicer and attorney in fact

[Handwritten Signature]
By: HAYLEY MCKEEFER, AVP.
Its:

REAL ESTATE TRANSFER 04/03/2013

	COOK	\$32.75
	ILLINOIS:	\$65.50
	TOTAL:	\$98.25

03-03-301-135-0000 | 20130301600790 | 9NZ3XB



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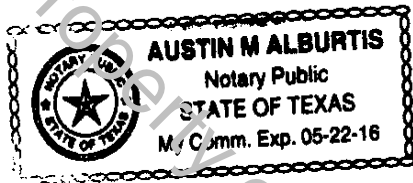
Special Warranty Deed - Partnership

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TEXAS
STATE OF ~~ILLINOIS~~ COUNTY OF COLLIN SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT By: HAYLEY MCKEEFER, personally known to me to be the Its: AVP of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as servicer and attorney in fact for The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificate Holders CWABS, Inc., Asset-Backed Certificates, Series 2006-25, 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 13TH day of MARCH, 20 13.



[Signature]

Notary Public
AUSTIN M ALBURTIS

Prepared by:
Dordek Rosenberg & Associates
8424 Skokie Blvd Suite 200
Skokie, IL 60077

Mail to:
Jonathan Vold
900 E Northwest HWY
Mount Prospect, IL 60056

Name and Address of Taxpayer:
Sunil Patel and Ankit Patel
~~832 Colonial Drive #F~~
~~Wheeling, IL 60090~~
168 Lance Drive
Des Plaines, IL 60016

PROPERTY OF COOK COUNTY CLERK'S OFFICE



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Exhibit "A" – Legal Description

The land referred to herein below is situated in the County of Cook, State of Illinois and is described as follows:

PARCEL 1:

THAT PART OF LOT 11 LYING NORTHERLY OF A LINE DRAWN AT RIGHT ANGLES TO THE WESTERLY LINE THEREOF, FROM A POINT ON SAID WESTERN LINE, 49.00 FEET NORTHERLY OF THE SOUTHWESTERLY CORNER THEREOF IN COLONIAL HILLS, BEING A RESUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE SOUTHERLY 80.00 FEET THEREOF AND EXCEPTING THE WESTERLY 60.00 FEET, AS MEASURED ALONG THE NORTHERLY LINE, ON THE NORTHERLY 30.00 FEET AS MEASURED ALONG THE WESTERLY LINE THEREOF) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EASTERLY 30.00 FEET OF THE WESTERLY 60.00 FEET, AS MEASURED ALONG THE NORTHERLY LINE OF THE NORTHERLY 30.0 FEET AS MEASURED ALONG THE WESTERLY LINE OF LOT 11 IN COLONIAL HILLS AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT AND FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED DECEMBER 8, 1961 AS DOCUMENT NUMBER 18350423 MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 19, 1961 AND KNOWN AS TRUST NUMBER 28093.

