



Doc#: 1315129089 Fee: \$42.00
RHSP Fee:\$10.00 Affidavit Fee:
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 05/31/2013 04:02 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

This Agreement, made this 29th day of April, 2013, between ASTORIA FEDERAL SAVINGS AND LOAN ASSOCIATION, a federally chartered savings and loan, organized under the laws of the United States of America, and duly authorized to transact business in the State of Illinois, party of the first part, and

a married man and Dawood I Patel, a married man
Gulamahmed Patel, 5524 N Kimball Ave #1S, Chicago, IL 60625 party of the second part,

Witnesseth, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said Corporation, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY all the following described real estate, situated in the County of COOK, State of Illinois known and described as follows, to wit:

Lot 20 and the South 18 feet of Lot 21 in Block 3 in Engel and Becker's Kenilworth Avenue Subdivision of the South 20 acres of the North 30 acres of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 10-35-109-035-0000

Commonly Known As: 3800 W. Greenleaf Avenue, Lincolnwood, IL 60712

SUBJECT TO: covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements

Together with all and singular the herditaments 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 herditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their 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. His/her/their 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 encumbered or charged, except as herein recited.

IL2273F

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first party has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized representative.

Catherine Anatra

By: Catherine Anatra, AVF
ASTORIA FEDERAL SAVINGS AND LOAN ASSOCIATION

State of NEW YORK)
County of NASSAU) SS.

I, Mary Sarantakos, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Catherine Anatra, AVF, personally known to me to be the Authorized Representative of ASTORIA FEDERAL SAVINGS AND LOAN ASSOCIATION, a federally chartered savings and loan, organized under the laws of the United States, a 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 Authorized Representative, 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 29th day of April, 2013.



Mary Sarantakos
Notary Public
MARY SARANTAKOS
Notary Public, State of New York
No. 01SA4917465
Qualified in Nassau County
Commission Expires April 4, 2014

My Commission Expires

This instrument Prepared by:
Kimberly J. Goodell
Potestivo & Associates, P.C.
223 West Jackson Blvd. Suite 610
Chicago, IL 60606

Mail to:
Gulamahmed Patel
~~5524 N Kimball Ave #15~~ 3800 W. Greenleaf Ave.
Chicago, IL 60625 Lincolnwood, IL 60712

SEND SUBSEQUENT TAX BILLS TO:
Gulamahmed Patel
3800 W. Greenleaf Ave.
Lincolnwood, IL 60712

REAL ESTATE TRANSFER	05/31/2013
 COOK	\$125.00
 ILLINOIS:	\$250.00
TOTAL:	\$375.00

UNOFFICIAL COPYTHIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:ATTACH TO ALL EXEMPT
AND NON-EXEMPT DEEDSVillage of Lincolnwood
Attention: Water Billing Division
6900 North Lincoln Avenue
Lincolnwood, Illinois 60712**VILLAGE OF LINCOLNWOOD
CERTIFICATE OF PAYMENT
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Astoria Federal Savings and Loan AssociationMailing Address: 3800 W Greenleaf AvenueLincolnwood, IL 60712

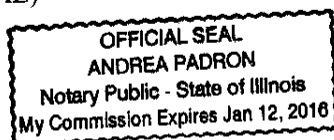
Telephone No.: _____

Attorney or Agent: _____

Telephone No.: _____

Property Address: 3800 W Greenleaf AvenueLincolnwood, IL 60712Property Index Number (PIN): 10-35-109-035-0000Water Account Number: 009021-000Date of Issuance: 5/23/13State of Illinois)
County of Cook)

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me
on 5/23/13, by Andrea Padron.By: Robert J. MerkelRobert J. Merkel
Finance DirectorAndrea Padron
(Signature of Notary Public)
(SEAL)

THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.