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SPECIAL WARRANTY DEED Statutory (Illinois)



Doc#: 1320512142 Fee: \$68.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/24/2013 01:59 PM Pg: 1 of 4

THIS AGREEMENT made this 11th day of June, 2013, between Fifth Third Mortgage Company, 5050 Kingsley Road, Cincinnati, OH 45263, a corporation created and existing under and by virtue of the laws of the State of Ohio and duly authorized to transact business in the State of Illinois, a party of the first part, and Aisha Khan, a married woman, of Chicago, Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration 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 Aisha Khan, party of the second part, and to their 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:

SEE EXHIBIT "A" ATTACHED HERETO

Together with 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, its 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, its 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; 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:

SEE EXHIBIT "B" ATTACHED HERETO

Address: 6418 North Maplewood Unit 100, Chicago, IL 60645
PIN: 10-36-428-036-1001 Vol. 0504

FIRST AMERICAN
File # 2158897

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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 Vice President, and attested by its Assistant Vice President, this 11th day of June, 2012.



Fifth Third Mortgage Company,

By: [Signature]

Name: M. B. McCoy Vice President Its: _____

Attest: [Signature]

Name: Brad Griffith Assistant Vice President Its: _____

STATE OF OHIO
COUNTY OF HAMILTON) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that M. B. McCoy, Vice President of the corporation, and BRAD GRIFFITH, Assistant Vice President of the corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the same are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Vice President, 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 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 11th day of JUNE, 2012.

Commission expires 4-23-17

[Signature]
Notary Public

This Instrument Prepared By:
Brooke H. Matteucci
Matteucci Law Office
744 S. Spring Ave.
La Grange, IL 60525

IMPRESS

NOTARIAL SEAL



TINA JOHNSON
Notary Public, State of Ohio
My Commission Expires
April 23, 2017

Mail to:
AISHA KHAN #100
6418 N. Maplewood
Chicago, IL 60645

Send Tax Bills to:
AISHA KHAN Address: 6418 North Maplewood Unit 100, Chicago, IL 60645
6418 N. Maplewood #100 PIN: 10-36-428-036-1001 Vol. 0504
Chicago, IL 60645

REAL ESTATE TRANSFER		06/26/2013
	CHICAGO:	\$337.50
	CTA:	\$135.00
	TOTAL:	\$472.50

10-36-428-036-1001 | 20130601603638 | KZJ3VH

REAL ESTATE TRANSFER		06/26/2013
	COOK:	\$22.50
	ILLINOIS:	\$45.00
	TOTAL:	\$67.50

10-36-428-036-1001 | 20130601603638 | 9MKN6W

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EXHIBIT "A"

**UNIT NUMBER 100 IN THE 6418 MAPLEWOOD MANOR CONDOMINIUM AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE.**

**LOT 6 (EXCEPT THE SOUTH 31 1/2 FEET) IN BLOCK 5 IN WILLIAM L. WALLEN'S
EDGEWATER GOLF CLUB ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 41
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION
OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0808822084, TOGETHER
WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

For informational purposes only, the land is known as:

Address: 6418 North Maplewood Unit 100, Chicago, IL 60645

PIN: 10-36-428-036-1001 Vol. 0504

Cook County Clerk's Office

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EXHIBIT "B"

The Warranties given herein are limited to the acts of the party of the first part and subject to:

1. General real estate taxes not due and payable, covenants, conditions, and restrictions of record, building lines and easements, if any;
2. Any outstanding assessments due to the condominium association;
3. Any and all Homeowners Association / Condo Association fees and/or assessments;
4. Any Homeowners Association / Condo Association rules, regulations and rights of first refusal;

Property of Cook County Clerk's Office