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Doc#: 1401426068 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/14/2014 02:40 PM Pg: 1 of 4

This Document Prepared By:

Michael S. Fisher Attorney At
Law P.C.
One South Dearborn Suite 2110
Chicago, IL 60603

After Recording Return To:

Sameer Ghori and Zain Khalid
8915 N. Washington St Apt D
Niles, IL 60714

SPECIAL WARRANTY DEED

THIS INDENTURE made this 16 day of Dec., 2013, between WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC, BEAR STEARNS MORTGAGE FUNDING TRUST 2006-ARI, MORTGAGE PASS-THROUGH CERTIFICATES SERIES, 2006-ARI, hereinafter ("Grantor"), and Sameer Ghori, a married man as his sole and separate property and Zain Khalid, a single man, as Joint Tenants, whose mailing address is 8915 N. Washington St Apt D, Niles, IL 60714, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as 4262 Main St, Skokie, IL 60076, but as Grants in Common.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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 all matters set forth on Exhibit B.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

FIDELITY NATIONAL TITLE 51010610

BOX 15

S Y
P 4
S N
SC Y
INT AB

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Executed by the undersigned on Dec. 4, 2013:

GRANTOR:
WELLS FARGO BANK, NATIONAL
ASSOCIATION AS TRUSTEE FOR
STRUCTURED ASSET MORTGAGE
INVESTMENTS II INC., BEAR STEARNS
MORTGAGE FUNDING TRUST 2006-ARI,
MORTGAGE PASS-THROUGH CERTIFICATES
SERIES, 2006-AR1, By JPMorgan Chase Bank,
National Association, Its Attorney-in-fact

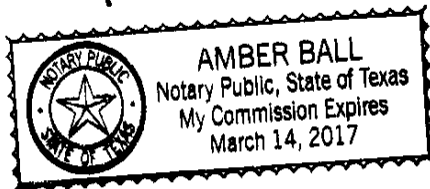
By: [Signature] 12-4-13
Name: _____
Title: Anetrice Wilson
Vice President

STATE OF Texas)
) SS
COUNTY OF Denton)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anetrice Wilson, personally known to me to be the V.P. of WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS MORTGAGE FUNDING TRUST 2006-ARI, MORTGAGE PASS-THROUGH CERTIFICATES SERIES, 2006-AR1, By JPMorgan Chase Bank, National Association, Its Attorney-in-fact, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such V.P. [~~HE~~] [~~SHE~~] signed and delivered the instrument as [~~HIS~~] [~~HER~~] free and voluntary act, and as the free and voluntary act and deed of said V.P., for the uses and purposes therein set forth.

Given under my hand and official seal, this 4 day of Dec., 2013

Commission expires [Signature], 20
Notary Public



SEND SUBSEQUENT TAX BILLS TO:
Sameer Ghori and Zain Khalid, 8915 N. Washington St Apt D, Niles, IL 60714

REAL ESTATE TRANSFER		12/09/2013
COOK	\$66.25	
ILLINOIS:	\$132.50	
TOTAL:	\$198.75	



10-22-214-040-0000 | 20131201600692 | JJ4LV2

VILLAGE OF SKOKIE
ECONOMIC DEVELOPMENT TAX
PIN: 10-22-214-040-0000
ADDRESS: 4722 N. Niles
12-06-13 \$ 399.00
1882

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Exhibit A
Legal Description

THE WEST 10 FEET OF LOT 42 AND THE EAST 30 FEET OF LOT 43 IN GEORGE F. NIXON AND COMPANY'S GOLFVIEW ADDITION TO EVANSTON, A SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 10-22-214-040-0000

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Exhibit B Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

Property of Cook County Clerk's Office