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14121350300

CT 15139875 PL10F1
SPECIAL WARRANTY DEED

Doc#: 1412135030 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/01/2014 10:37 AM Pg: 1 of 2

MAIL RECORDED DEED TO:

Abid Sabeeh, Esq.
Law Office of Abid Sabeeh
4 North Bartlett Road
Streamwood, Illinois 60107

MAIL TAX BILL TO:

Marta Quintana and Ismael Vega
273 East Lyndale Avenue
Northlake, Illinois 60164

THE GRANTOR, U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A., for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged by these presents, does REMISE, ALIEN AND CONVEY unto the GRANTEE, MARTA QUINTANA and ISMAEL VEGA, of 1606 North 16th Avenue, Melrose Park, Illinois 60160, all interest it may have in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

LOT 8 IN BLOCK 7 IN MIDLAND DEVELOPMENT COMPANY'S NORTHLAKE VILLAGE UNIT NO. 11, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM 7 ACRES OF LAND IN THE SOUTHWEST CORNER OF SAID 1/4 SECTION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF THE INTERSECTION OF LYNDALE AVENUE AND ROY AVENUE EXTENDED; THENCE SOUTH 557.15 FEET ALONG SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE NORTH 557.15 FEET PARALLEL TO THE CENTER LINE OF ROY AVENUE; THENCE WEST 545.10 FEET PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

c/k/a: 273 East Lyndale Avenue, Northlake, Illinois 60164
P.I.N.: 12-32-124-008-0000

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in otherwise appertaining, the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD, the said premises, above described, with the appurtenances, unto the Grantee forever.

Grantor, for itself and its successors and assigns, does hereby covenant and represent that it has not done or suffered to be done, anything whereby the said premises hereby conveyed is, or may be, in any manner encumbered or charged, except, as herein recited; and that it will warrant and defend the said premises against all persons lawfully claiming by, through or under Grantor, subject only to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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THE WARRANTIES PASSING TO GRANTEES HEREUNDER ARE LIMITED SOLELY TO THOSE MATTERS ARISING FROM ACTS OF THE GRANTOR, ITS AGENTS OR REPRESENTATIVES, OCCURRING SOLELY DURING THE PERIOD OF GRANTOR'S OWNERSHIP OF THE SUBJECT REAL ESTATE.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Officer on this 21ST day of April, 2014.

U. S. BANK NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.

by: [Signature] (Seal)

its: William Doolittle, Officer

ACKNOWLEDGMENT

State of California }
 } ss
County of Orange }

On 4/21/14 before me, JOANNA NOVELLA, A NOTARY PUBLIC personally appeared WILLIAM J. DOOLITTLE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



NAME AND ADDRESS OF PREPARER:

John Mantas, Esquire
SKOUBIS & MANTAS, LLC
1300 West Higgins Road, Suite 209
Park Ridge, Illinois 60068



REAL ESTATE TRANSFER		04/24/2014
	COOK	\$50.75
	ILLINOIS:	\$101.50
	TOTAL:	\$152.25