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After Recording Return to:

Return to:
Wheatland Title Guaranty
105 W. Veterans Parkway, Yorkville, IL 60580

Instrument Prepared by:
Roger R. Ochoa, Esq.
1127 E. Cambridge Dr.
Schererville, IN 46375
Licensed in IL, Bar ID No.
6287012

Mail Tax Statements To:
Syeda K. Ali
141 Chapin Way
Oswego, IL 60543

Tax Parcel ID#
06-28-310-007-0000

SMA-MCO-3848.0
(182)

Doc#: 1420334002 **Fee:** \$46.00
RHSP Fee: \$9.00 **RPRF Fee:** \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/22/2014 08:40 AM Pg: 1 of 5

WARRANTY DEED

This WARRANTY DEED executed this 5th day of June, 2014. WITNESSETH, Newbury REO 2013, LLC, a Delaware limited liability corporation, hereinafter called "GRANTOR," whether one or more, does hereby grant to Syeda K. Ali, married, residing at 384 Monarch Birch Court, Bartlett, IL 60103, hereinafter called "GRANTEE," whether one or more:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$125,000.00, One Hundred Twenty-Five Thousand Dollars and No Cents and other valuable considerations, the receipt whereof is hereby acknowledged, does hereby warrant, grant, bargain, sell, assign, remiss, release, convey and confirm unto the GRANTEE, all that certain land, situated in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel Tax ID#: 06-28-310-007-0000

PROPERTY ADDRESS: 384 Monarch Birch Court, Bartlett, IL 60103

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and

convey said land, hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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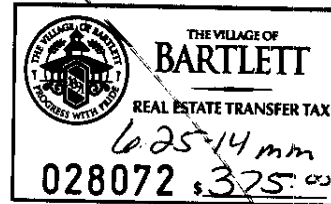
Subject to: covenants, conditions and restrictions of record; and taxes from 2014 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the current year.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal the day and year first written above.

NEWBURY REO 2013, LLC

By: [Signature]
Print Name: STEVEN TROWEN
Its: VICE PRESIDENT
Title



STATE OF ~~ILLINOIS~~ MD)
)
) ss.
COUNTY OF MONTGOMERY)

I, Kyle Blackstone, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that STEVEN TROWEN on behalf of NEWBURY REO 2013, LLC, as its vice president, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

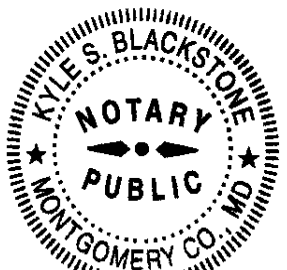
Given under my hand official seal this 27 day of JUNE 2014

[Signature]
Notary Public
My commission expires: 11-3-15

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by GRANTOR/GRANTEE and/or their agents; no boundary survey was made at the time of this conveyance.

REAL ESTATE TRANSFER TAX		21-Jul-2014
COUNTY:		62.50
ILLINOIS:		125.00
TOTAL:		187.50

06-28-310-007-0000 | 201 40601605898 | 1-971-171-456



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EXHIBIT A LEGAL DESCRIPTION

The following described real estate situated in the County of Cook and State of Illinois, to-wit:

Lot 248 in Amber Grove Unit Two, being a Subdivision of part of the Southeast $\frac{1}{4}$ of Section 18, Township 41 North, Range 9, East of Third Principal Meridian, according to the Plat thereof recorded as Document 92305321, in Cook County, Illinois.

BEING the same property conveyed to Newbury REO 2013, LLC from Intercounty Judicial Sales Corporation, by Judicial Sale Deed dated April 4, 2014, and recorded on May 5, 2014, as Document No. 1412513046 in the Cook County Recorder's Office.

Assessor's Parcel No: 06-28-310-007-0000

Property Address: 384 Monarch Birch Court, Bartlett, IL 60103

Property of Cook County Clerk's Office

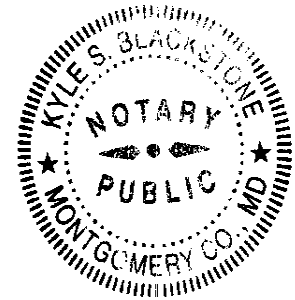
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: 6/26/14

Signature: [Handwritten Signature]
Grantor or Agent



SUBSCRIBED and SWORN to before me on 6-26, 2014.
(Impress Seal Here)

[Handwritten Signature]
Notary Public
11-3-15

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: _____

Signature: _____
Grantee or Agent

SUBSCRIBED and SWORN to before me on.
(Impress Seal Here)

Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]

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Date: _____

Signature: _____
Grantor or Agent

SUBSCRIBED and SWORN to before me on _____, 20____.
(Impress Seal Here)

Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: 06/27/14

Signature: Syeda K. Ali
Grantee or Agent

SUBSCRIBED and SWORN to before me on.
(Impress Seal Here)

Danielle Morgan
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]