

UNOFFICIAL COPY

PREPARED BY:

Codilis & Associates, P.C.
Brian P. Tracy, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

Doc#: 1532055013 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/16/2015 08:49 AM Pg: 1 of 2

MAIL TAX BILL TO:

Anmol Kapur and Jasmeet Oberoi
358 Buckthorn Lane
Elgin, IL 60120

Dec ID 20151001637295
ST/CO Stamp 0-685-729-856 ST Tax \$50.00 CO Tax \$25.00

MAIL RECORDED DEED TO:

Anmol Kapur and Jasmeet Oberoi
358 Buckthorn Lane
Elgin, IL 60120

SPECIAL WARRANTY DEED

THE GRANTOR, MidFirst Bank, of 999 N.W. Grand Blvd., Oklahoma City, OK, 73118, an organized and existing under the laws of U.S.A. , for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE:

Anmol Kapur and Jasmeet Oberoi,
of 358 Buckthorn Lane Elgin, IL 60120,
all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

LOT 1511 IN BLOCK 1500 IN KENNINGTON SQUARE THIRD ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 27337299.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 25442191 AND AMENDED AS DOCUMENT NOS. 25523804, 25881668, 26573744 AND 27340367.

PERMANENT INDEX NUMBER: 06-07-402-209-0000

PROPERTY ADDRESS: 1511 Kenneth Circle, Elgin, IL 60120

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Attorneys' Title Guaranty Fund, Inc.
1 S Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

UNOFFICIAL COPY

Special Warranty Deed - Continued



Dated this October 2nd, 2015

MidFirst Bank

By: *Josh Mills*
Josh Mills
Vice President

STATE OF Oklahoma)
COUNTY OF Oklahoma) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, Josh Mills, MidFirst Bank, personally known to me to be the same person(s) whose name(s) is/are 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.

Given under my hand and notarial seal, this OCTOBER 2ND, 2015
Ted Snoddy
Notary Public Ted Snoddy
My commission expires: 3/6/16

Exempt under the provisions of _____ Date
Section 4, of the Real Estate Transfer Act _____ Date
Agent.

