

# UNOFFICIAL COPY



Doc#: 1602019107 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/20/2016 04:01 PM Pg: 1 of 3

MAIL TO:

John Eliq5  
8 S. Michigan #2800  
Chicago, IL 60603

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 27<sup>th</sup> day of November, 2015, between **M&T Bank**, a corporation created and existing under and by virtue of the laws of the State of New York and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Amin A. Ammra**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) 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 the 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 the State of Illinois known and described as follows, to wit:

**SEE ATTACHED EXHIBIT A**

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): **16-08-321-031-1001**

PROPERTY ADDRESS(ES):

**439 South Taylor Ave, Unit GA, Oak Park, IL, 60302**

IN WITNESS WHEREOF, said party of the first part has caused by its \_\_\_\_\_, the day and year first above written.

PA

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M&T Bank

Nancy Mariconda  
By Nancy Mariconda  
Banking officer  
Its

STATE OF NEW YORK )  
                                  ) SS  
COUNTY OF ERIE )

I, Marnie J. Guck, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nancy Mariconda, personally known to me to be the Banking officer for M&T Bank, 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 severally acknowledged that as the Banking officer, (s)he signed and delivered the said instrument their free and voluntary act, and as the free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 27<sup>th</sup> day of November, 2015

Marnie J. Guck  
NOTARY PUBLIC

My commission expires: 4/14/19

MARNIE J GUCK  
NOTARY PUBLIC STATE OF NEW YORK  
No. 01GU6076054  
Qualified in Erie County  
COMM. EXP. 4/14/19

This Instrument was prepared by:  
PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300  
Chicago, IL 60602  
BY: Jacqueline Konaszewski

REAL ESTATE TRANSFER TAX	21-Jan-2016
COUNTY:	33.00
ILLINOIS:	66.00
TOTAL:	99.00

16-08-321-031-1001 | 20151101647648 | 2-085-108-800

PLEASE SEND SUBSEQUENT TAX BILLS TO:  
Amin Amra  
439 S. Taylor #106A  
Oak Park, IL 60302



# 000004511  
REAL ESTATE TRANSFER TAX  
0052800  
FP 102801

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## EXHIBIT A

PARCEL 1: UNIT GARDEN A IN HERITAGE MANOR CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF LOTS 59 AND 60 (EXCEPT THE SOUTH 60 FEET OF SAID LOTS 59 AND 60) IN HOUSTON'S SUBDIVISION OF THAT PART LYING SOUTH OF THE WISCONSIN CENTRAL RAILROAD RIGHT OF WAY OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 26, 1995 AS DOCUMENT 95275274, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS RESERVED IN WARRANTY DEED DATED FEBRUARY 1, 1973 RECORDED FEBRUARY 16, 1973 AS DOCUMENT NUMBER 22223494 OVER AND UPON THE NORTH 4 FEET OF THE SOUTH 60 FEET OF THE WEST 9 FEET OF LOT 59 AND THE NORTH 4 FEET OF THE SOUTH 60 FEET OF LOT 60 IN HOUSTON'S SUBDIVISION AFORESAID FOR INGRESS AND EGRESS ALL IN COOK COUNTY, ILLINOIS. TOGETHER WITH ALL RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION. SITUATED IN THE COUNTY OF COOK AND THE STATE OF ILLINOIS

Commonly Known As: 439 South Taylor Ave, Unit GA, Oak Park, IL 60302