

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

THE GRANTOR, GFT Property Investments, LLC

Doc#: 1604210032 Fee: \$40.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 02/11/2016 10:44 AM Pg: 1 of 2

FIRST AMERICAN TITLE
FILE # 2628346

2/2

A corporation created and existing by virtue of the laws of the State of _____, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority given by the Board of Directors of said corporation, does, on this 18 day of December, 2015, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Ammar Abu Ammra, 415 S. Lombard Ave., Oak Park, IL 60302

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

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner incumbered, or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to

PERMANENT REAL ESTATE NUMBER: 16-08-321-031-1005

ADDRESS OF REAL ESTATE 439 South Taylor Avenue, Unit 1B, Oak Park, IL 60302

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, the day and year written above.

GFT Property Investments, LLC by Fay Servicing LLC its attorney in fact

[Signature]
AVP Roger Vasquez / VP Marketing Specialist
[Signature]
AVP Glenn Brooks / SVP

STATE OF IL
COUNTY OF Cook

I, Leticia Pacheco, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Roger Vasquez personally known to be Vice President of GFT Property Investments, LLC by Fay Servicing LLC its attorney in fact and Glenn Brooks personally known by me to be the Assistant Secretary of said corporation, and personally known by me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and caused the corporate seal of the aforesaid corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation.

Given under my hand and official seal, this 18 day of December, 2015

Commission expires July 18, 2017 Leticia Pacheco
NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004



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LEGAL DESCRIPTION

PARCEL 1:

UNIT 1B 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 HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER 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 22727494 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.

439 South Taylor Avenue, Unit 1B
Oak Park, IL 60302



JAN. 21. 16



REAL ESTATE TRANSFER TAX
0047200
000000542 2757000000
FP 102801

Mail to:

Ammar Abu Amma
439 S Taylor Ave #1B
OAK PARK IL 60302

Send Subsequent Tax Bills To:

Ammar Abu Amma
439 S Taylor Ave #1B
OAK PARK IL 60302

REAL ESTATE TRANSFER TAX		10-Feb-2016
	COUNTY:	29.50
	ILLINOIS:	59.00
	TOTAL:	88.50