

# UNOFFICIAL COPY

## Special Warranty Deed Corporation to Individual (Illinois)



Doc#: 1621117143 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/29/2016 01:19 PM Pg: 1 of 3

**FIRST AMERICAN TITLE**  
**FILE #** 2577028  
(1013)

*Above Space for Recorder's Use Only*

THIS AGREEMENT, made this 16 day of May, 2016, between **U.S. Bank National Association, not in its individual capacity but solely as Trustee on behalf of the OWS REO Trust 2013-1**, a corporation created and existing under and by virtue of the laws of the State of UT and duly authorized to transact business in the State of Illinois, a party of the first part, and **Irfan Samee and Sharmeen Samee**, whose mailing address is 5506 N. Kildare Ave., Chicago, IL 60630, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board 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 \_\_\_\_\_ and State of Illinois known and described as follows, to wit:

*(See Exhibit A for legal description attached here to and made part here of)* **\*husband and wife as Tenants By the Entirety**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject to:

Permanent Real Estate Number(s): 13-10-201-~~050~~-050-0000  
Address of real estate: 5506 N. Kildare Ave., Chicago, IL 60630

REAL ESTATE TRANSFER TAX		18-Jul-2016
	CHICAGO:	3,570.00
	CTA:	1,428.00
	TOTAL:	4,998.00 *

13-10-201-050-0000 | 20160701627401 | 1-674-657-088  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		18-Jul-2016
	COUNTY:	238.00
	ILLINOIS:	476.00
	TOTAL:	714.00

13-10-201-050-0000 | 20160701627401 | 1-940-102-464

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its VB, and attested by its KB, the day and year first above written.

U.S. Bank National Association, not in its individual capacity but solely as Trustee on behalf of the OWS REO Trust 2013-1, By Green River Capital LLC, As Attorney In Fact

By [Signature]  
 President  
 Attest: [Signature]  
 Secretary

AVIVA BUSH, VICE PRESIDENT

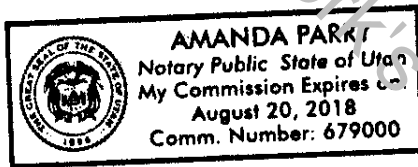
KIPP GEIS, Vice President

STATE OF Utah )  
 ) SS  
 COUNTY of Salt Lake )

I, AMANDA PARRY a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Aviva Bush personally known to me to be the Vice President of Green River Capital LLC, As Attorney In Fact for U.S. Bank National Association, not in its individual capacity but solely as Trustee on behalf of the OWS REO Trust 2013-1, and Kipp Geis, personally known to me to be the Vice President of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such VB and KB, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16 day of May, 2016.

[Signature]  
 Notary Public  
 Commission expires \_\_\_\_\_



**THIS DOCUMENT PREPARED BY:**  
 Michael S. Fisher Attorney At Law, P.C.  
 200 N. LaSalle St, Suite 2310  
 Chicago, IL 60601

**MAIL TAX BILL TO:**  
 Irfan Samee and Sharmeen Samee  
 5506 N. Kildare Ave.  
 Chicago, IL 60630

**MAIL RECORDED DEED TO:**  
 Irfan Samee and Sharmeen Samee  
 5506 N. Kildare Ave.  
 Chicago, IL 60630

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## LEGAL DESCRIPTION

### Exhibit A

LOT 4 IN SAUGANASH WOODS PHASE 1, RESUBDIVISION OF LOTS 4, 13 TO 15, 24, 25, 37 TO 40 IN SAUGANASH WOODS PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AS DOCUMENT 97749784 AND RESUBDIVISION PLAT RECORDED JANUARY 30, 2001 AS DOCUMENT NO. 0010078020, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office