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SPECIAL WARRANTY DEED

This instrument prepared by:

Christopher A. Cali, Esq. Latimer LeVay Fyock LLC 55 W. Monroe St., Ste. 1100 Chicago, IL 60603





"Doc# 1711119045 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/21/2017 02:16 PM PG: 1 OF 4

WFO REO 2014-02, L.C., a Delaware limited liability company, having an office address of 1140 Avenue of the Americas, 7th Moor, New York, New York 10036 for Ten and No/100 Dollars (\$10.00) and other sufficient consideration, REMISES, RELEASES, ALIENS AND CONVEYS to ASHRAF DARWISH, of 16150 Kingsport Ave., Orland Park, Illinois, as Grantee, Grantor's entire estate, right, title, interest, claim and demand, what are not and to the real estate located in Cook County, Illinois, legally described on Exhibit A, attached to and made part of this Deed, together with all of Grantor's interest in the hereditaments, appurtenances, reversions, remainders, rents, issues and profits belonging or appertaining to it, TO HAVE AND TO HOLD the premises FOREVER.

Grantor, for itself, its predecessors, and successors, epresents and warrants to Grantee and Grantee's successors, that, except as stated on Exhibit B attached to and made a part of this Deed, Grantor has not done or suffered to be done anything to encumber or change the premises now or in the future.

Grantor, for itself, its predecessors, and successors, coverages to Grantee and Grantee's successors, THAT Grantor WILL WARRANT AND DEFEND, the premises against every person that lawfully claims an interest in the premises by, through or under Grantor, but not otherwise, subject only to the exception stated on Exhibit B.

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE

Broadview

SPSCV

UNOFFICIAL COPY

,,,

Mail Recorded Deed to:

Chicago, Illinois 60661

Jason Sherwood Sherwood Law Group 218 N. Jefferson Suite 401

in witness whereof, G	rantor has caused Grantor's name to be signed to this Deed on this , 2017.
GRANTOR	!
WFO REO 2014-02, LLC, A Delaware limited liability company	
By: Name: Title: Its A. horized Representative	
STATE OF New York) COUNTY OF New York)	SS
I, Note D. Lessing, a Notary Public in and for said County in the State aforesaid, do hereby certify that Lyle Elloge, not personally, but as Authorized Representative of WFO REO 2014-02, LLC, a Delaware invited liability company, who is personally known to me to be the same person whose name is subscribe 1 to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the same instrument as his/her own free and voluntary act and as the free and voluntary act and deed of said bank for the uses and purposes therein set forth.	
Given under my hand and notar	rial seal this April 1, 2017. Notary Public
	Commission expires:
Subsequent tax bills to: Ashraf Darwish 1837 S. 17 th Ave. Broadview, Illinois 60155	MARC 3. LEDESMA NOTARY PUBLIC STATE OF NEW YORK NO. 02LE5074F39 QUALIFIED IN NEW YORK COUNTY COMMISSION EXPIRES MAY 22, 20 /8

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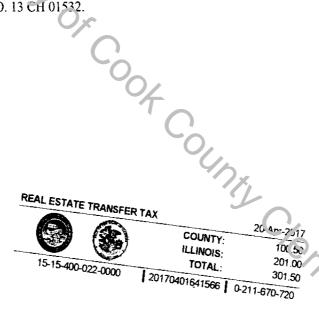
EXHIBIT A LEGAL DESCRIPTION

LOT 27 AND 28 IN BLOCK 4 IN WESTERN ADDITION A SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 15-15-400-022-0000

Address of Peal Estate: 1837 S. 17th Ave., Broadview, Illinois 60155

THIS DEED IS ONLY INTENDED TO CONVEY THE PROPERTY INTEREST THAT GRANTOR RECEIVED PURSUANT TO THE JUDICIAL SALES DEED EXECUTED NOVEMBER 18, 2015 AND RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS IN CONNECTION WITH COOK COUNTY CASE NO. 13 CH 01532.



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EXHIBIT B

- 1. General real estate taxes for 2016 and subsequent years
- Special taxes or assessments, if any, for improvements not yet completed;
- 3. Installments, if any, not due at the date hereof of any special taxes or assessments for improvements heretofore completed;
- Building lines and building restrictions;
- Private, public and utility easements of record;
- Covenar is and restrictions of record as to use and occupancy;
- General exceptions to the title commitment;
- 8. Local, state and federal live, ordinances or governmental regulations, including, but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property;
- 9. Building code violations, liens and judgment;
- 10. Pending building code violation court cas/s;
- on a su 11. Items appearing of record or that would be shown on a survey;
- 12. Leases and tenancies.