

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

This instrument prepared by:  
Christopher A. Cali, Esq.  
Latimer LeVay Fyock LLC  
55 W. Monroe St., Ste. 1100  
Chicago, IL 60603



\*1711119045D\*

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



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CUB 2 of 2

**WFO REO 2014-02, LLC**, a Delaware limited liability company, having an office address of 1140 Avenue of the Americas, 7<sup>th</sup> Floor, 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, in law or equity, of, in 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, represents 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, covenants 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**

*Village of Broadview*

*4/19/17*

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IN WITNESS WHEREOF, Grantor has caused Grantor's name to be signed to this Deed on this 5<sup>th</sup> day of April, 2017.

**GRANTOR**

WFO REO 2014-02, LLC,  
A Delaware limited liability company

By: [Signature]  
Name: Kyle Elliott  
Title: Its Authorized Representative

STATE OF New York )  
  )     SS  
COUNTY OF New York )

I, Marc B. Ledesma, a Notary Public in and for said County in the State aforesaid, do hereby certify that Kyle Elliott, not personally, but as Authorized Representative of WFO REO 2014-02, LLC, a Delaware limited liability company, who is 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 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 notarial seal this April 5, 2017.

[Signature]  
Notary Public

Commission expires: \_\_\_\_\_

**Subsequent tax bills to:**  
Ashraf Darwish  
1837 S. 17<sup>th</sup> Ave.  
Broadview, Illinois 60155

**Mail Recorded Deed to:**  
Jason Sherwood  
Sherwood Law Group  
218 N. Jefferson  
Suite 401  
Chicago, Illinois 60661

MARC B. LEDESMA  
NOTARY PUBLIC STATE OF NEW YORK  
NO. 02LE6074569  
QUALIFIED IN NEW YORK COUNTY  
COMMISSION EXPIRES MAY 20 20 18

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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 Real Estate: 1837 S. 17<sup>th</sup> 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.

**REAL ESTATE TRANSFER TAX**

		COUNTY:	20 Apr 2017
		ILLINOIS:	100.50
		TOTAL:	201.00
			301.50

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## EXHIBIT B

1. General real estate taxes for 2016 and subsequent years
2. 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;
4. Building lines and building restrictions;
5. Private, public and utility easements of record;
6. Covenants and restrictions of record as to use and occupancy;
7. General exceptions to the title commitment;
8. Local, state and federal laws, 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 cases;
11. Items appearing of record or that would be shown on a survey;
12. Leases and tenancies.