

# UNOFFICIAL COPY

Doc#. 1927046101 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/27/2019 10:15 AM Pg: 1 of 4

Dec ID 20190901697711  
ST/CO Stamp 1-356-007-008 ST Tax \$436.00 CO Tax \$218.00

Commitment Number # 17ST04569RM

This instrument prepared by: *PP 19/1*  
Segel Law Group, Inc.  
1827 Walden Office Square, Suite 450  
Schaumburg IL 60173

After Recording Return To:  
Ninos Shiba  
5932 Madison  
Morton Grove, IL 60053

Mail Tax Statements To: **Ninos Shiba**; 5932 Madison, Morton Grove, IL 60053

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**04-10-404-031**

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## SPECIAL WARRANTY DEED

Deutsche Bank National Trust Company, as Trustee for BCAP LLC Trust 2007-AA1 Mortgage Pass-Through Certificates Series 2007-AA1, whose mailing address is 8950 Cypress Water Blvd., Coppell, TX 75019, hereinafter grantor, for \$435,750.00 (Four Hundred Thirty Five Thousand Seven Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Ninos Shiba, hereinafter grantee, whose tax mailing address is 5932 Madison, Morton Grove, IL 60053, the following real property:

**THAT PART OF THE NORTH ½ OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE**

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**CENTER OF MILWAUKEE ROAD, 290.4 FEET SOUTHEASTERLY ON THE CENTER LINE OF SAID ROAD FROM THE INTERSECTION OF THE CENTER LINE OF SAID ROAD WITH THE NORTH LINE OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SAID SECTION 10, THENCE EAST PARALLEL WITH THE NORTHLINE OF THE SOUTH ½ OF THE SOUTHEAST ¼ 370.9 FEET; THENCE NORTHWESTERLY PARALLEL TO THE CENTER LINE OF MILWAUKEE ROAD 145.2 FEET; THENCE WEST 370.9 FEET TO THE CENTER LINE OF MILWAUKEE ROAD; THENCE SOUTHEASTERLY ALONG CENTER LINE OF SAID ROAD TO THE PLACE OF BEGINNING (EXCEPT THE NORTH 36 FEET AS MEASURED ALONG THE EASTERLY AND WESTERLY LINE THEREOF) IN COOK COUNTY, ILLINOIS.**

**Property Address is: 1419 WAUKEGAN ROAD, NORTHBROOK, IL 60062**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **1712416074**

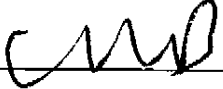
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Commitment Number# 17ST04569RM

SEP 16 2019

Executed by the undersigned on \_\_\_\_\_:

**Nationstar Mortgage, LLC as its Attorney in Fact for Deutsche Bank National Trust Company, as Trustee for BCAP LLC Trust 2007-AA1 Mortgage Pass-Through Certificates Series 2007-AA1.**

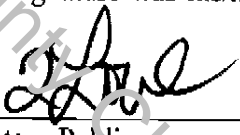
By: 

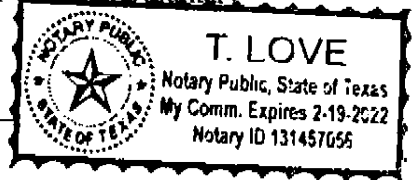
Name: Mariola Broas

Its: Assistant Secretary

STATE OF Tx  
COUNTY OF Denton

The foregoing instrument was acknowledged before me on SEP 16 2019, by Mariola Broas its Assistant Secretary on behalf of **Nationstar Mortgage, LLC as its Attorney in Fact for Deutsche Bank National Trust Company, as Trustee for BCAP LLC Trust 2007-AA1 Mortgage Pass-Through Certificates Series 2007-AA1**, who has produced IN PERSON as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

  
Notary Public



**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative

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## PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS )  
COUNTY OF Kane )

Peggy Pitts, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 1701 Golf Rd., Rolling Meadows, IL 60008

Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. One of the following exemptions from 765 ILCS 205/1 (b) applies:
  - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involved any new streets or easements of access.
  - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
  - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
  - 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
  - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
  - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
  - 7. The conveyance is made to correct descriptions in prior conveyances.
  - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
  - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
  - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
  - 11. Other: \_\_\_\_\_

C. The division does not meet any of the above criteria and must have county approval (page 2).

Legal description prepared by: \_\_\_\_\_

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me Tracy Vandersteeg  
this 25 day of September, 2019

[Signature]  
Signature of Notary Public



\_\_\_\_\_  
Signature of Affiant