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Return To:

Jim Habel
851 Dovington Court
Hoffman Estates, IL 60169

This Instrument Prepared by

Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:

Irfan Mohammed
9035 Delphia St.
Des Plaines, IL 60016

File: 101-10517511



2327222014

Doc# 2327222014 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/29/2023 10:28 AM PG: 1 OF 4

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 17th day of August, 2023, by and between BankUnited N.A., whose mailing address is c/o Carrington Mortgage Services, LLC, 1600 S. Douglass Road, Suite 200A, Anaheim, CA 92806, hereinafter called GRANTOR, grants to Irfan Mohammed, whose address is 9035 Delphia St., Des Plaines, IL 60016, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wit:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

P.I.N.: 10-25-223-082-1002

Property Address: 1330 Brummel St, Unit 2E, Evanston, IL 60202

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said premises, with all rights and privileges attached thereto unto the said Grantee and Grantee's successors and assigns forever. Grantor covenants with the Grantee that the Grantor is now seized in fee simple absolute of said premises; that the Grantor has full power to convey same; and that Grantor will only warrant and forever defend the right and title to the above

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described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

BankUnited N.A. signed by Carrington Mortgage Services, LLC as attorney in fact

By: [Signature] 8/17/2023
Dennis Micek, Foreclosure Supervisor

Name/Title: _____

STATE OF _____)

COUNTY OF _____)

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this _____, 20____, by _____, who is the/a _____ of Carrington Mortgage Services, LLC as attorney in fact for BankUnited N.A., who are personally known to me or have produced _____ as identification and who signed this instrument willingly.

See Attached

Notary Public
My commission expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

CITY OF EVANSTON

008407

REAL ESTATE TRANSFER TAX

DATE: **PAID SEP 18 2023**

AMOUNT: \$440.00 Agent: LB

REAL ESTATE TRANSFER TAX

29-Sep-2023



COUNTY: 43.75
ILLINOIS: 87.50
TOTAL: 131.25

10-25-223-082-1002

| 20230901624259 | 0-176-890-832

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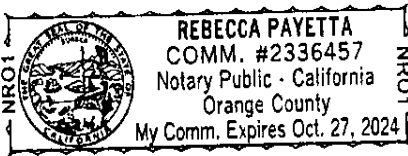
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Orange }

On August 17th, 2023 before me, Rebecca Payetta, Notary Public, personally appeared, **Dennis Micek**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE _____
REBECCA PAYETTA

PLACE NOTARY SEAL ABOVE

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____

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EXHIBIT A

UNIT 1330-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1330-32 BRUMMEL CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. LR3057222, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office