

# UNOFFICIAL COPY

99546021

06/0175 45 001 Page 1 of 3  
1999-06-08 10:06:40  
Cook County Recorder 25.50



SPECIAL WARRANTY DEED

215672185

MAIL TO: JAMES O'CONNOR  
5544 W 177<sup>th</sup> St  
DAK FOREST, ILL 60452

NAME & ADDRESS OF TAXPAYER:  
JAMES KOCH JR.  
16311 BYRON DR.  
ORLAND PK. 60462



RECORDER'S STAMP

SAS-A DIVISION OF INTERCOUNTY

THE GRANTOR: THE BANK OF NEW YORK, AS TRUSTEE UNDER THE POOLING & SERVICING AGREEMENT DATED AS OF NOVEMBER 13, 1996, SERIES 1996-D, created and existing under and by virtue of the laws of the State of Illinois for and in consideration of TEN (\$ 10.00) DOLLARS and other good and valuable considerations in hand paid.

CONVEYS to JAMES E. KOCH, JR.  
7837 South Nashville, Burbank, Illinois

3

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:


LOT 101 IN FERNWAY UNIT 2, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23 AND PART OF THE WEST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 23 AND A RESUBDIVISION OF FERNWAY UNIT 1, ALL IN TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: covenants and restrictions (including building lines) of record, if any; located private and public utility easements, if any; party wall and party driveway easements and agreements, if any; general real estate taxes which are not currently payable; special assessments for improvements not yet completed; all easements, rights-of way and prescriptive rights whether of record or not, pertaining to any portion of the herein described property; all valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the property is located; all restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the property is located, pertaining to any portion(s) of the property, but only to the extent that same are still in effect; all presently recorded instruments (other than liens and conveyances by, through or under the grantor that affect the property and any portion thereof; ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the property, ownership, or both, the payment of which grantee assumes; any conditions that would be revealed by a physical inspection and survey of the property.

# UNOFFICIAL COPY

**COUNTY TAX**

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



JUN.-7.99


REVENUE STAMP

# 0000003580

REAL ESTATE TRANSFER TAX
00060.00
FP326679

**STATE TAX**

STATE OF ILLINOIS



JUN.-7.99

COOK COUNTY

# 0000003589

REAL ESTATE TRANSFER TAX
00120.00
FP326700

99546021  
17097566

Property of Cook County Clerk's Office

THIS PROPERTY IS BEING CONVEYED IN "AS IS" CONDITION. Grantor makes no representations or warranties, either express or implied with respect to the condition of the property, habitability, good and workmanlike construction or fitness for a particular purpose and all representations or warranties are hereby expressly excluded.

GRANTOR, for itself and its successors and assigns, covenants and warrants that it has not done or suffered to be done, anything whereby the above-described real estate hereby granted shall or may be encumbered or charged in any manner whatsoever.

Permanent Index Number(s) 27-22-405-002
Property Address: 16311 Byron, Orland Park, Illinois 60462

In Witness Whereof, said Grantor has caused its name to be signed to by THE BANK OF NEW YORK, these presents by its ~~President~~ <sup>its Attorney-in-Fact</sup> and attested by its ~~Secretary~~ <sup>its Attorney-in-Fact</sup> this 2nd day of June, 1999.

THE BANK OF NEW YORK, AS TRUSTEE

By: Secretary

By: Chad A. Neal, President, Its Attorney-In-Fact

STATE OF Oklahoma ) ss
County of Tulsa )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Chad A. Neal, its Attorney-in-Fact, President of The Bank of New York, as Trustee, and personally known to me to be the 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 its Attorney-in-Fact President and they signed and delivered the said instrument, pursuant to authority given by the Board of Directors 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 17 day of May, 1999.

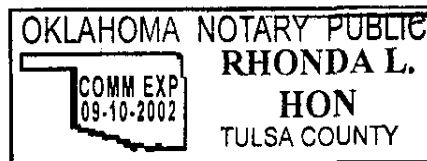
Commission expires 9/10/02

[Signature of Notary Public]
NOTARY PUBLIC

MUNICIPAL TRANSFER STAMP (If Required)

ILLINOIS TRANSFER STAMP

NAME & ADDRESS OF PREPARER:
KROPIK, PAPUGA & SHAW
120 South LaSalle
Chicago, Illinois 60603



Byron