

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0801133031 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/11/2008 10:39 AM Pg: 1 of 2

THIS AGREEMENT, made this 14th day of December, 2007 between **CHRISTIANA BANK & TRUST COMPANY AS OWNER TRUSTEE OF THE SECURITY NATIONAL FUNDING TRUST**, created and existing under and by virtue of the Laws of the State of California and duly authorized to transact business in the State of ILLINOIS, party of the first part, and

Viktor Lisovyy and Nataliya Lisova

Husband and wife, not as Joint Tenants, but as Tenants by the Entirety

party of the second part, **WI NESSETH**, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1: UNIT NO. 3-81 IN THE GROVES OF HIDDEN CREEK CONDOMINIUM II, AS DELINEATED ON A SURVEY OF A PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, COVENANTS AND RESTRICTIONS AND BY-LAWS FOR THE GROVES OF HIDDEN CREEK CONDOMINIUM II (DECLARATION) MADE BY LASALLE NATIONAL BANK, AS TRUSTEES UNDER TRUST NUMBER 44398, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT 23517637; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE DECLARATION (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO THE DECLARATION AND TOGETHER WITH ADDITION COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED THEREBY.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AUGUST 26, 1974 AS DOCUMENT 22827822 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

PIN: 02-01-400-018-1039

Commonly known as: 1955 Brice Court, Palatine, IL 60074

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to:

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and Secretary, the day and year first above written.

FIRST AMERICAN

File # 1722678

7/2

CHRISTIANA BANK & TRUST COMPANY AS OWNER TRUSTEE OF THE SECURITY NATIONAL FUNDING TRUST
By SN SERVICING CORPORATION, ITS ATTORNEY IN FACT

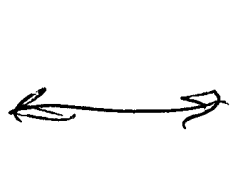
By: Robin P. Arkley II
Robin P. Arkley II, President and Secretary

This instrument was prepared by Maria Teresa Rojas, Esq., 6160 N. Cicero Avenue, Suite 320, Chicago, IL 60646

UNOFFICIAL COPY

After Recording, Mail to:

Send Subsequent Tax Bills to:



Viktor Lisovsky

1955 Baice Ct #3

Palatine, IL 60054

State of CALIFORNIA)
) ss.
 COUNTY OF HUMBOLDT)

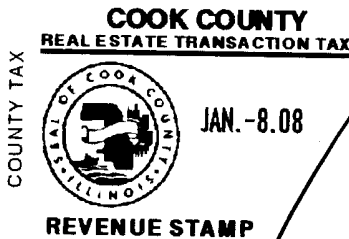
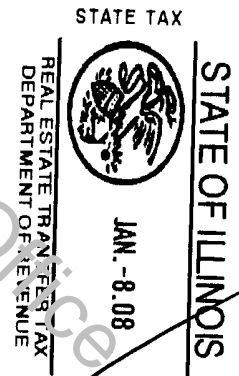
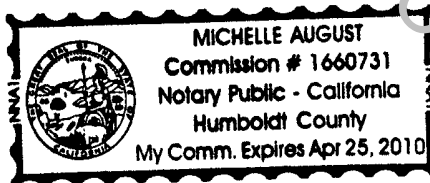
I, *Michelle August* a Notary Public in and for the said County, in the State aforesaid, DO
 HEREBY CERTIFY that Robin P. Arley II, as President and Secretary of SN SERVICING CORPORATION, Attorney in
 fact for CHRISTIANA BANK & TRUST COMPANY AS OWNER TRUSTEE OF THE SECURITY NATIONAL FUNDING
 TRUST and personally known by me, appeared before me this day in person, and acknowledged that as such Sr. Vice President, he
 signed and delivered the said instrument, pursuant to authority, given by the Board of Directors/Managers 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 *14* day of *December*, 2007.

Michelle August

Notary Public

Commission expires



2060500000 #	REAL ESTATE TRANSFER TAX
	00078.50
	FP 103028

# 0000050103	REAL ESTATE TRANSFER TAX
FP 103027	00157.00