

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



mailto:
Steven Evans
1627 Colonial Parkway
Palatine, IL 60067

Doc#: 1017404165 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/23/2010 01:34 PM Pg: 1 of 5

Grantees Address and
Send subsequent
tax bills to:

Balbir Saraina
206 S. Deer Park Drive
Vernon Hills IL 60061

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this 14th day of May, 2010, between CITIBANK N.A. AS TRUSTEE FOR BS ALTA 2006-4, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **BALBIR S. SARAINA and KAMALJIT SARAINA**, married to each other, Not as JOINT TENANTS, not as TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY, party of the second part*. WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) 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 GRANT, SELL, CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all the following described real estate, situated in the County of COOK and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION



SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

50

P.I.N. (S): 02-12-213-001-1109

ADDRESS(ES): 3350 BAYSIDE DRIVE, UNIT 1, PALATINE, IL 60074

REAL ESTATE TRANSFER		06/17/2010	
	COOK	\$31.00	✓ ✓ ✓
	ILLINOIS:	\$62.00	
TOTAL:		\$93.00	

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its (Office) _____, (Name) _____, and attested to by its (Office) _____, (Name) _____, the day and year first above written.

BY: CITIBANK N.A. AS TRUSTEE FOR BS ALTA 2006-4;

By: *Gena Rotter*
Gena Rotter
Asst. Vice President

Attest: *Bridget M. Salas*
Bridget M. Salas
REO Closer

State of Colorado)
County of Jefferson) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that _____, personally known to me to be a _____ of _____ and _____, personally known to me to be a _____ of said company, 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 acknowledged that they signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said company, as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

SEE ATTACHMENT

Given under my hand and official seal, this _____ day of May, 2010.

SEE ATTACHMENT

Notary Public

My commission expires on _____, 20____.

This instrument was prepared by Russell C. Wirbicki, 33 W. Monroe St., Suite 1140, Chicago, IL 60603.

*(Strike the paragraphs that do not apply)

1. ~~As TENANTS IN COMMON,~~
2. ~~Not as TENANTS IN COMMON but as JOINT TENANTS~~
3. ~~Not as JOINT TENANTS, not as TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY~~

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ACKNOWLEDGMENT

State of California
County of San Diego

On May 14, 2010 before me, C. Sanchez, Notary Public
(insert name and title of the officer)

personally appeared Gena Rotter, Assistant Vice President
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 the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature *C. Sanchez*

(Seal)



Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

UNIT 1-3351 IN RUNAWAY BAY AT PALATINE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE; THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 12 WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE NORTHERLY ALONG SAID WEST LINE, A DISTANCE OF 1041.6 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1029.78 FEET TO A POINT ON SAID NORTH LINE THAT IS 296.79 FEET WESTERLY OF (MEASURED ALONG SAID NORTH LINE) THE EAST LINE OF SAID NORTHEAST 1/4 BEING ALSO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WILKE ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 591.98 FEET TO A POINT ON THE LINE THAT IS 727 FEET NORTHERLY OF (MEASURED ALONG THE EASTERLY LINE THEREOF) IN PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4, SAID POINT BEING 282.95 FEET WESTERLY OF (MEASURED ALONG SAID PARALLEL LINE) THE EAST LINE OF SAID NORTHEAST 1/4; THENCE WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 357.45 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 34 DEGREES AND 55 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 122 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 24 DEGREES 30 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 605.45 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 12; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF U.S. ROUTE 12; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, THE DISTANCE OF 312.33 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0527610080, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N. (S): 02-12-213-001-1109

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ACKNOWLEDGMENT

State of California
County of San Diego

On May 14, 2010 before me, C. Sanchez, Notary Public
(insert name and title of the officer)

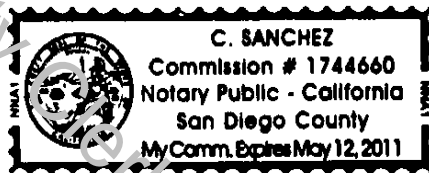
personally appeared Gena Rottler, Asst. Vice President
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their 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 the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature *C. Sanchez*

(Seal)



Property
County Clerk's Office