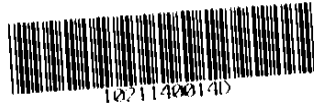


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FNTI 622911F

Doc#: 1021140014 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/30/2010 10:18 AM Pg: 1 of 3

MAIL TO:
KASHYAP V. TRIVEDI
1345 WILEY RD., STE 112.
SCARBURGH, IL 60113
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 9th day of July, 2010, between **BankUnited, Assignee of the FDIC, as Receiver for BankUnited, FSB**, a corporation created and existing under and by virtue of the laws of the State of Utah and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Prashant Shah and Bhavika Shah**, 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 REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

BOX 15

SEE ATTACHED EXHIBIT A

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

Together with all and singular the hereditament 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.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 02-12-213-001-1036

PROPERTY ADDRESS(ES):

700 Bayside Drive Unit 6, Palatine, IL, 60074 ✓

IN WITNESS WHEREOF, said party of the first part has caused by its _____ President and _____ Secretary, the day and year first above written.

S
P
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S
INT

REAL ESTATE TRANSFER	07/20/2010
COOK	\$33.00
ILLINOIS:	\$66.00
TOTAL:	\$99.00



UNOFFICIAL COPY

EXHIBIT A

UNIT 1-0700 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, 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 WILKIE ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 591.98 FEET TO A POINT ON A LINE THAT IS 727 FEET NORTHERLY OF (MEASURED ALONG THE EAST LINE THERE OF) AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4, SAID POINT BEING 232.95 FEET WESTERLY OF (MEASURED ALONG PARRALLEL LINE) THE EAST LINE OF SAID NORTHEAST 1/4; THENCE WESTERLY ALONG SAID PARRALLEL LINE, A DISTANCE OF 357.45 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 34 DEGREES 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. TROUTE 12; THENCE NORTHWESTRELY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 312.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.