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SPECIAL WARRANTY DEED

(Corporation to Individual)

(Illinois)

①

649902F

Palatine MAIL TITLE

8th

Doc#: 1026455018 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/21/2010 01:38 PM Pg: 1 of 3

THIS AGREEMENT, made this 8 day of July 2010, between FV-1, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC, a corporation created and existing under and by virtue of the laws of the State of DE and duly authorized to transact business in the State of Illinois, as GRANTOR, and ROBERTO T. TAGALA AND LETICIA H. TAGALA

2223 N. Illinois Ave Culmington, Ills De
(Name and Address of Grantee) 60004

as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), 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 GRANTEE(S), and to their 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:

UNIT 1-3206 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RUNAWAY BAY AT PALATINE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0527610080, IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 GRANTOR, 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 GRANTEE(S), their heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), their 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.

Permanent Real Estate Numbers: 02-12-213-001-1102

Address of the Real Estate: 3200 BAYSIDE DR. UNIT #6, PALATINE, IL 60074

Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

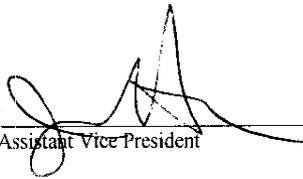
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The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (2) 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;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning or usage ordinances, municipal / building violations 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;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor), that affect the Property and any portion(s) thereof;
- (5) 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; and
- (6) Any conditions and tenancies that would be revealed by a physical inspection and survey of the Property as of the date of closing.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Assistant Vice President, and, if applicable, to be attested by its _____, the day and year first above written.

FV-1, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC BY: SAXON MORTGAGE SERVICES INC., AS ITS ATTORNEY-IN-FACT

By  _____
 Assistant Vice President Regelle Herrera
Asst Vice-Pres

Attest: _____

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.



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STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

I, Rose Dorsett-Boles, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jodelle Herrera, personally known to me to be the Assistant Vice President of SAXON MORTGAGE SERVICES, INC., ATTORNEY IN FACT FOR FV-1, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC, a Delaware corporation, and ---, personally known to me to be the AVP of 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 Assistant Vice 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 _____ day of July 2010.

Notary Public

Commission Expires 7/22/2011

NOTARY PUBLIC-STATE OF FLORIDA
Rose Dorsett-Boles
Commission # DD665856
Expires: APR. 22, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

MAIL TO:

Greg Newland
121 S. Wilke Rd #10
Arlington IL 60001

SEND SUBSEQUENT TAX BILLS TO:

Roberto Talyala
2223 N. Illinois
Arlington IL
60602

STATE TAX

STATE OF ILLINOIS



SEP. 21. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000012452

REAL ESTATE
TRANSFER TAX

00070.00

FP 103043

COUNTY TAX



SEP. 20. 10

REVENUE STAMP

COOK COUNTY
REAL ESTATE TRANSACTION TAX

0000012326

REAL ESTATE
TRANSFER TAX

00035.00

FP 103046