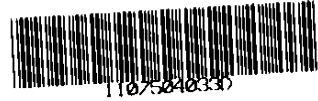


# UNOFFICIAL COPY



After Recording  
Mail To:

Doc#: 1107504033 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/16/2011 09:47 AM Pg: 1 of 5

**Forum Title Insurance Company**  
33 W. Monroe Street; Suite 1150  
Chicago, IL 60603  
312-924-7355

Property of Cook County Clerk's Office

## SPECIAL WARRANTY DEED

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### COVER PAGE

This Page Is Being Added To Allow For Recording Stamp

P.I.N. (S) : 23-11-301-006-1096

S Y  
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INT OR

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

### Mail to:

Olgierd Didyk  
9978 S 84th Terrace, Unit 208  
Palos Hills, IL 60465

### Grantees Address and

### Send subsequent

### tax bills to:

Olgierd Didyk  
9978 S 84th Terrace, Unit 208  
Palos Hills, IL 60465

### CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this 7<sup>th</sup> day of February, 2011, between **BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP**, 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 **OLGIERD DIDYK**, a married person, individually, 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.

P.I.N. (S): 23-11-301-006-1096

ADDRESS(ES): 9978 SOUTH 84TH TERRACE, UNIT 208 PALOS HILLS, IL 60465

REAL ESTATE TRANSFER 03/10/2011



COOK	\$26.00
ILLINOIS:	\$52.00
TOTAL:	\$78.00

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

BY: **BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP**

By: Leslie Johnson Attest: Doreen Korven  
Leslie Johnson, Asst. Secretary Doreen Korven, Asst. Secretary

State of California )  
 ) SS.  
County of Ventura )

On 2-7-11 before me, Tahnee Knapp, Notary Public, personally appeared Leslie Johnson and Doreen Korven, who proved to me on the basis of satisfactory evidence to be the person(s) whose name ~~is~~ is/are subscribed to the within instrument and acknowledged to me that he/~~she~~ she/they executed the same in his/~~her~~ her/their authorized capacity ~~(as)~~ and that by his/~~her~~ her/their signature(s) on the instrument the person ~~(s)~~ s, or the entity upon behalf of which the persons 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.



Tahnee Knapp  
Notary Public

My commission expires on July 25, 2014.

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

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## LEGAL DESCRIPTION

UNIT 33-208 IN GREEN OAKS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, SAID POINT BEING 12.50 FEET NORTH OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4; THENCE EASTERLY ON A LINE 12.50 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 225.79 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 87.31 FEET ALONG A CURVED LINE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 72.50 FEET TO A POINT; THENCE SOUTHEASTERLY AT AN ANGLE OF 69 DEGREES, AS MEASURED FROM EAST TO SOUTHEAST FROM SAID NORTH LINE OF SAID SOUTH 1/2 OF THE SAID EAST 1/2 OF THE SAID SOUTHWEST 1/4, 118.31 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 81.29 FEET ALONG A CURVED LINE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 67.50 FEET TO A POINT; THENCE EASTERLY ON A LINE 187.50 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 51.62 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 192.77 FEET ALONG A CURVED LINE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 117.50 FEET TO A POINT; THENCE NORTHWESTERLY AT AN ANGLE OF 86 DEGREES, AS MEASURED FROM EAST TO SOUTHEAST FROM SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 99.79 FEET TO A POINT; THENCE NORTHEASTERLY AT AN ANGLE OF 24 DEGREES 18 MINUTES 21 SECONDS, AS MEASURED FROM EAST TO NORTHEAST FROM SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 736.91 FEET TO A POINT; THENCE EASTERLY, AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTHWEST 1/4, 84.68 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST 1/4, SAID POINT BEING 341.28 FEET NORTH OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11) AND ALSO (EXCEPT THAT PART LYING WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF SAID 1/2 OF SAID SOUTHWEST 1/4, SAID POINT BEING 847.38 FEET EAST OF THE WEST LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4; THENCE SOUTHERLY AT RIGHT ANGLES FROM SAID NORTH LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, A DISTANCE OF 40 FEET; THENCE SOUTHERLY AT AN ANGLE OF 77 DEGREES 35 MINUTES 26 SECONDS, AS MEASURED FROM EAST TO SOUTHEAST FROM A LINE DRAWN PARALLEL WITH SAID NORTH LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4 A DISTANCE OF 172.21 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY 169.09 FEET ALONG A CURVED LINE CONVEX TO THE EAST HAVING A RADIUS OF 800 FEET TO A POINT; THENCE SOUTHERLY AT AN ANGLE OF 89 DEGREES 42 MINUTES 04 SECONDS, AS MEASURED FROM EAST TO SOUTH FROM A LINE DRAWN PARALLEL WITH SAID NORTH LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, A DISTANCE OF 480.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY 101.91 FEET ALONG A CURVED LINE CONVEX TO THE WEST HAVING A RADIUS OF 417.25 FEET TO A POINT; THENCE SOUTHERLY AT AN ANGLE OF 75 DEGREES 42 MINUTES 25 SECONDS, AS MEASURED FROM EAST TO SOUTHEAST FROM A LINE DRAWN PARALLEL WITH SAID NORTH LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4 A DISTANCE OF 159.78 FEET TO THE AFORESAID DESCRIBED LINE FORMING AN ANGLE OF 24 DEGREES 18 MINUTES 21 SECONDS AS MEASURED FROM EAST TO NORTHEAST FROM THE NORTH LINE OF THE SOUTH 1/2 OF SAID

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EAST 1/2 OF SAID SOUTHWEST 1/4) EXCEPTING THEREFROM SAID TRACT OF LAND, THE NORTH 40 FEET THEREOF AND THE EAST 40 FEET THEREOF (EXCEPT THE NORTH 40 FEET) HERETOFORE DEDICATED, ALL IN TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION BY MILES L. COLEAN, PAUL P. SWETT, JR. AND ARTHUR W. VINER, AS TRUSTEES AND MARQUETTE NATIONAL BANK, AS TRUSTEE UNDER TRUST 369 RECORDED JUNE 24, 1970 AS DOCUMENT NUMBER 211192785, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 20, 2004 AS DOCUMENT 0411118002, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 21, 1976 AND KNOWN AS TRUST NUMBER 39811 RECORDED FEBRUARY 14, 1980 AS DOCUMENT NUMBER 25362209.

P.I.N. (S): 23-11-301-006-1096

ADDRESS(ES): 9978 SOUTH 84TH TERRACE, UNIT 208 PALOS HILLS, IL 60465