

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Mail to:

Anna Prokopenko
1213 Cypress Drive, Unit 2C
Wheeling, IL 60090

Doc#: 1109504075 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/05/2011 11:39 AM Pg: 1 of 4

**Grantees Address and
Send subsequent
tax bills to:**

Anna Prokopenko
1213 Cypress Drive, Unit 2C
Wheeling, IL 60090

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this 22nd day of February, 2011, between **BANKUNITED**, 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 **ANNA PROKOPENKO**, 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): 03-04-204-072-1007

ADDRESS(ES): 1213 CYPRESS DRIVE UNIT 2C, WHEELING, IL 60090

REAL ESTATE TRANSFER		04/04/2011
	COOK	\$25.50
	ILLINOIS:	\$51.00
TOTAL:		\$76.50

03-04-204-072-1007 | 20110301600363 | SRMKUC

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

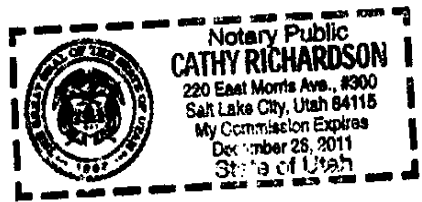
BY: **BANKUNITED**

By: [Signature]
Green River Capital, CG attorney in fact
Aviva J. Bush, Vice President
State of Utah)
County of Salt Lake) SS.

Attest: [Signature]
Stormy Corn

I, the undersigned, a Notary Public in and for said County, in the State of Utah, DO HEREBY CERTIFY that Aviva Bush, personally known to me to be a Vice President of Green River Capital, AIF 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.

Given under my hand and official seal, this 22 day of February, 2011.



[Signature]
Notary Public

My commission expires on December 28, 2011.

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

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LEGAL DESCRIPTION

PARCEL 1: UNIT 2C IN BUILDING 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CEDAR RUN II CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22069273, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN DOCUMENT RECORDED AS NO 22109221. SITUATED IN COOK COUNTY, ILLINOIS.

P.I.N. (S): 03-04-204-072-1007

ADDRESS(ES): 1213 CYPRESS DRIVE UNIT 2C, WHEELING, IL 60090

Property of Cook County Clerk's Office

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3/15/2011 9:45 AM FAX# 847-215-0833 Village of Wheeling, Ill. 1-312-360-9661 PAGE 002 OF 002



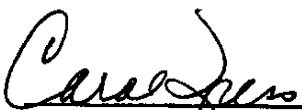
**2 COMMUNITY BLVD
 Wheeling, Illinois 60090
 (847) 459-2600 • Fax (847) 459-9692**

VILLAGE OF WHEELING TRANSFER CERTIFICATE

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 1213 CYPRESS UNIT 2C BIN NO. 03-04-204-072-1007 has paid in full all water, sewer, garbage fees, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By: 

Name: Carol Tress

Title: Utility Billing and Revenue Collection Coordinator

Date: 3/15/2011