## **UNOFFICIAL COPY**

PREPARED BY:

Codilis & Associates, P.C. 15W030 N. Frontage Rd. Burr Ridge, IL 60527

MAIL TAX BILL TO:

Leonid Khotimsky 1508 Canden 1A

Wheeling, 16 60090

MAIL RECORDED DEED TO:

Leonid Khotimsky 1500 Camara I A Welling I Changan 24.27

Doc#: 1111044027 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds

### SPECIAL WARRANTY DEED

THE GRANTOR, Bank of Arterica. N.A, a corporation organized and existing under the laws of the State of \_\_\_\_\_, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Leonid Khotimsky, all interest in the rollowing described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NO. 1-5-76-L-A-1 IN THE ARLINGTON' CLUB CONDOMINIUM AS DELINEATED ON THE SURVEY OF A PORTION OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE FINAL PLATS OF THE ARLINGTON CLUB & IT 1, UNIT 2 AND UNIT 3, BEING SUBDIVISIONS OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WHEELING, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLATS AND CERTIFICATES OF CORRECTIONS THERETO, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 11, 1985 AS KNOWN AS TRUST NO. 64050 RECORDED IN OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS ON JUNE 17, 1986 AS DOCUMENT NUMBER 86,245,994 TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO SAID UNIT IN THE PROPERTY DESCRIPED IN SAID DECLARATION OF CONDOMINIUM, AS AMENDED FROM TIME TO TIME, EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY, AS AMENDED FROM TIME TO TIME, WHICH DERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARA LONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED HEREBY

**PERMANENT INDEX NUMBER: 03-04-302-037-1125** 

PROPERTY ADDRESS: 1508 Camden Court Unit #1A, Wheeling, IL 60090

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

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# **UNOFFICIAL COPY**

Special Warranty Deed - Continued  Dated this 4 Day of APRIL 20 11
Dated and The Control of the Control
Bank of America. N.A.
By $XX \rightarrow XX$
STEVEN GILLIES, VICE PRESIDENT
STATE OF ARIZONA)
) SS. COUNTY OF MARICOPA
Lateral and a Notary Public in and for said County, in the State aforesaid, do hereby certify that
nerconally known in the R) De tile same personally known in the R) De tile same personally
name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.
Given under my hand and notarial seal, this 4 Day of APRIL 20 11
The first and the second secon
Notary Public
My commission expires:
Exempt under the provisions of
Section 4, of the Real Estate Transfer Act Date Agent.  JENNIFER NEVILLE Notary Public - Arizona Notary Public - Arizona Notary Public - Arizona Notary Public - Arizona
Maricopa contraction Expires
APR.20.11  APR.20.11  O008000  FP 103037
APR.20.11 00080.00
APR.20.11
MIN.20.11 B 00080,00
REAL ESTATE TRANSFER TAX # FP 103037
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COOK COUNTY - REAL ESTATE
TRANSFER TAX
COOK COUNTY REAL ESTATE TRANSACTION TAX  APR.20/11  REAL ESTATE TRANSFER TAX  0004000
日 0004000

STATE TAX

COUNTY TAX

FP 103042

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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 1508 CAMDEN CT UNIT 1A PIN.NO 03-04-302-037-1125 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 PEPLOD 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 PRICE TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYEK IT NOT PAID BY THE SELLER AT CLOSING. Office

Ву:	Wrotes
Name:	Carol Tress
Title:	Utility Billing and Revenue Collection Coordinator
Date:	4/13/2011