

# UNOFFICIAL COPY



Doc#: 1127213015 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/29/2011 09:57 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

This Agreement, made this <sup>5<sup>th</sup></sup> day of August, 2011, between VERICREST OPPORTUNITY REO 2010-NPL1, LLC, a corporation created and existing under and by virtue of the laws of the State of \_\_\_\_, and duly authorized to transact business in the State of Illinois, party of the first part, and

**AND SVITLANA M. IVANYSHYN-UGRYA, HUSBAND AND WIFE,**

Vitaliy Ivanyshyn, 2306 W. Walton 2W, Chicago, IL 60622, party of the second part,

**NOT AS JOINT TENANTS OR TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY**

Witnesseth, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said Corporation, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY all the following described real estate, situated in the County of COOK, State of Illinois known and described as follows, to wit:

**Parcel 1: Unit 1 in the Park Side Manor II Condominium, as delineated on a survey of the following described real estate: Lot 6 in the Resubdivision of Lots 74 to 83 inclusive in Herrick's Subdivision of Lot 6 in Superior Court Partition of the East 1/2 of Section 2, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded as Document Number 0415334047, together with an undivided percentage interest in the common elements.**

**Parcel 2: The exclusive right to the use of Parking Space P-4, a limited common element as delineated on survey attached to the Declaration aforesaid recorded as Document Number 0415334047.**

**Permanent Index Number(s): 16-02-410-030-1002**

**Commonly Known As: 1059 North Spaulding Avenue Unit 1, Chicago, IL 60651**

**SUBJECT TO: covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 party of the first part, 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 party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part. His/her/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, except as herein recited.

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