

**SPECIAL WARRANTY DEED**

(Corporation to Individual)



This Indenture made this day of \_\_\_

August 18, 2011 between

PNC Bank, National Association,

Doc#: 1129149073 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/18/2011 04:18 PM Pg: 1 of 4

a National Association under the laws of the United States, and duly authorized to transact business in the State of Illinois, party of the first part, and

Edward Bielski and Alfreda Bielska  
and Magdalena Bielska, as joint tenants,  
party of the second part. *not as tenants in common*

(GRANTEE'S ADDRESS): 7418 W. Lawler Avenue, Niles, IL 60714

PREMIER TITLE

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) 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 REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 940-203 AND P5 IN ELMDALE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER (EXCEPT THE SOUTH 34 ACRES THEREOF) OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE EASTWARD ALONG THE NORTH LINE OF SAID SECTION 24, NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 575.58 FEET TO A POINT BEING 757.12 FEET WEST OF THE NORTHEAST CORNER OF THE SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 24; THENCE SOUTH 1 DEGREE 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 653.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 1 DEGREES 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 906.59 FEET TO A POINT ON THE NORTH LINE THE SAID SOUTH 34 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 24; THENCE EASTWARD ALONG THE SAID NORTH LINE, NORTH 89 DEGREES 01 MINUTES 09 SECONDS EAST, A DISTANCE OF 566.01 FEET TO A POINT BEING 191.01 FEET WEST OF THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE NORTH 01 DEGREES 29 MINUTES 20 SECONDS WEST, A DISTANCE OF 901.84 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 566.08 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0315532108 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. SITUATED IN COOK COUNTY, ILLINOIS.

Subject To: taxes not yet due and payable, general restrictions as they appear of record

Permanent Real Estate Index Number: 08-24-100-029-1132 and 08-24-100-029-1194

Address of Real Estate: 940 S. Beau, Unit 203, Des Plaines, IL 60016

44

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise 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 said party of the first part, either in law or equity of, in and to the

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED


above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, 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; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



OCT. 18. 11

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000001296

REAL ESTATE TRANSFER TAX
00073.50
FP 103043

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



OCT. 16. 11

REVENUE STAMP

# 0000001291

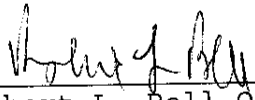
REAL ESTATE TRANSFER TAX
00036.75
FP 103046

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED

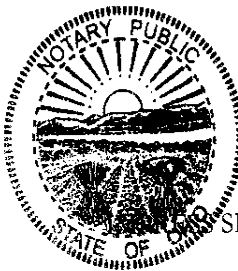
The August 18, 2011

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Officer \_\_\_\_\_, the day and year first above written.

  
\_\_\_\_\_  
Robert L. Bell Officer  
PNC Bank, National Association

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Robert L. Bell, personally appeared before me and acknowledged himself/herself as the Officer of PNC Bank, National Association and is the same person whose name is subscribed as the foregoing instrument appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as pursuant to authority given by the Board of Directors of said corporation, as his/her 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 seal this 18th day of August, 2011




My commission expires:  
**JILL A FORTNEY**  
Notary Public, State of Illinois  
My Commission Expires  
March 30, 2016

\_\_\_\_\_  
  
\_\_\_\_\_  
SEAL HERE

Prepared By: Joseph J. Klein, 2550 Golf Road - Suite 250, Rolling Meadows, Illinois 60008

Mail To: Edward Bieliski 7418 N. Lawler, Niles, IL 60714

Send Tax Bills To: Edward Bieliski 7418 N. Lawler, Niles, IL 60714

08  
09  
29  
11  
 REAL ESTATE TRANSFER TAX \$ 1,000.00  
NO. 52723 #203  
940 BEAD DR  
CITY OF DES PLAINES

PREMIER TITLE  
1350 W. NORTHWEST HIGHWAY  
ARLINGTON HEIGHTS, IL 60004  
(847) 255-7100

# UNOFFICIAL COPY

## Exhibit "A" Legal Description

All that certain condominium situate in the County of Cook, State of Illinois, described as follows:

UNIT 940-203 AND P5 IN ELMDALE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE WEST HALF OF THE NORTHWEST 1/4 (EXCEPT THE SOUTH 34 ACRES THEREOF) OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE EASTWARD ALONG THE NORTH LINE OF SAID SECTION 24, NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 575.58 FEET TO A POINT BEING 757.12 FEET WEST OF THE NORTHEAST CORNER OF THE SAID WEST 1/2 OF THE NORTHWEST QUARTER OF SECTION 24; THENCE SOUTH 1 DEGREE 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 653.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 906.59 FEET TO A POINT ON THE NORTH LINE THE SAID SOUTH 34 ACRES OF THE WEST 1/2 OF THE NORTHWEST OF SECTION 24; THENCE EASTWARD ALONG THE SAID NORTH LINE, NORTH- 89 DEGREES 01 MINUTES 09 SECONDS EAST, A DISTANCE OF 566.01 FEET TO A POINT BEING 191.01 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE NORTH 01 DEGREES 29 MINUTES 20 SECONDS WEST, A DISTANCE OF 901.84 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 566.08 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0315532108 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Tax ID: 08-24-100-029-1132 & 08-24-100-029-1194