

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

(Illinois)

Corporation to Individual

77546750

BT-11-05593

10/1

When Recorded Return To:

X Independence Global Services
2925 Country Drive
St. Paul, MN 55117



Doc#: 1206110024 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/01/2012 10:03 AM Pg: 1 of 3

GRANTOR, ING Bank, FSB, for and in consideration of the sum of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to:

Natalka Hryhorasz, a married woman
7761 Sunset Drive, Elmwood Park, IL 60707

the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

Address(es) of Real Estate: 7216 West Argold Street Unit 2C, Elmwood Park, IL 60707

Permanent Real Estate Index Number(s): 12-25-423-047-1008

SUBJECT TO THE FOLLOWING EXCEPTIONS, IF ANY:

Liens for all current general and special real property taxes and assessments not yet due and payable; Covenants, conditions, restrictions, reservations, rights of way, and easements of record; New mortgages or any acts of Grantee(s); Any facts an accurate survey and/or personal inspection of the property may disclose; Any laws, regulations, ordinances (including but not limited to zoning, building environmental) as to the use, occupancy, subdivision or improvement of the Property adopted or imposed by any governmental body, or the effect any noncompliance with, or violation thereof; and Rights of existing tenants and/or occupants of the Property.

GRANTOR warrants to GRANTEE and his successors in title that it has not created or permitted to be created any lien, charge, or encumbrance against said real estate that is not shown among the title exceptions listed above; and GRANTOR covenants that it will defend said premises to the extent of the warranties made herein against lawful claims of all persons.

GRANTOR releases and waives all rights in said real estate that it may have under the homestead exemption laws of Illinois.

11-05593



Village of Elmwood Park
Real Estate Transfer Stamp

270.00

REAL ESTATE TRANSFER 02/29/2012



COOK \$27.00
ILLINOIS: \$54.00
TOTAL: \$81.00

12-25-423-047-1008 | 20120201601094 | ZJ6U1E

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Signed this 2 day of February, 2012.

ING Bank, FSB, by NRT RecExperts, as Attorney-In-Fact

By [Signature]
Assistant Vice President

Ximena Wolf
Asst Vice-Pres

State of Florida County of Broward ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Ximena Wolf 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 and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2 day of February, 2012.

PLACE NOTARY SEAL HERE

Commission expires Dec 28, 2015.



[Signature]
NOTARY PUBLIC Melisa Curra

Prepared by: Brent W. Terry, Attorney at Law, 9450 Bryn Mawr Ave., Rosemont, IL 60018

MAIL TO:

Nataalka Hryhorasz

Name

7216 West Alford Street Unit 2G
7761 Sunset Dr.

Address

Elmwood Park, IL 60707

City/State/Zip

SEND SUBSEQUENT TAX BILLS TO:

Same

Name

Nataalka Hryhorasz
7761 Sunset Dr.

Address

Elmwood Park, IL 60707

City/State/Zip

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 7216-2C-E, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 72ND AND ALTGELD CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0517903026, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-6, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0517903026, AFORESAID.

Permanent Index Number(s): 12-25-423-017-1008

For informational purposes only, the subject parcel is commonly known as:

7216 West Altgeld Street Unit 2C, Elmwood Park, IL 60707



•U02464887•

1853 2/21/2012 77546750/1

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Burnet Title • 9450 Bryn Mawr Avenue, Suite 700 • Rosemont, IL 60018