

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION



Doc#: 1213712085 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/16/2012 11:08 AM Pg: 1 of 3

FIRST AMERICAN TITLE

ORDER # 2282398

Loan No.: 883007899
FATIC No.: 2282398

THE GRANTOR, US Bank, N.A., 4801 Frederica Street, Owensboro, KY 42301, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to Brad L. Epstein 10 Rose Hill Ct Algonquin IL the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; Public and utility easements and roads and highways; Party wall rights and agreements; General taxes for the year 2011 2nd instalment and subsequent years

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 the grantor.

Permanent Real Estate Index Number(s): 02-12-200-021-1039

Address(es) of Real Estate: 1243 E. Baldwin Lane Suite 107
Palatine, IL 60074

The warranties passing to grantees hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

This property is being sold "AS IS - WHERE IS"

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its, and attested by an authorized officer this:

3 day of May, 2012

US Bank, N.A.

By: [Signature]
APRIL SMITH AVP

Attest: [Signature]
Susan Wink officer

REAL ESTATE TRANSFER 05/10/2012



COOK	\$36.25
ILLINOIS:	\$72.50
TOTAL:	\$108.75

02-12-200-021-1039 | 20120501601682 | YLD917



First American
Title Insurance Company

S Y
P B Special Warranty Deed - Corporation
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STATE OF Kentucky ILLINOIS, COUNTY OF Daviess SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that , personally known to me to be the AVP of US Bank, N.A. and , personally known to me to be the an authorized agent of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their 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 official seal this 3 day of May, 20 12.



Krystle Graham
Notary Public

Prepared by:
Combs, Ltd.
2300 N. Barrington Suite 400
Hoffman Estates, IL 60195

Mail to:
David J. Finn
2300 N. Barrington Road Suite 300
Hoffman Estates, IL 60067, IL 60067

Name and Address of Taxpayer:
Brad L. Epstein
10 Rose Hill Ct
Algonquin, IL 60102

CLERK OF COOK COUNTY CLERK'S OFFICE



First American
Title Insurance Company

Special Warranty Deed - Corporation

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Exhibit "A" – Legal Description

Parcel 1:

Unit 107 in San Tropez Condominium, as delineated on survey of the following described parcel of land (hereinafter referred to as Parcel):

That part of the South 780.0 feet, as measured at right angles to the South line thereof, of the Northwest 1/2 of the Northeast 1/4 of Section 12, Township 42 North, Range 10, East of the Third Principal, as described as follows:

Commencing at the Southwest corner of said Northwest 1/4 of the Northeast 1/4 thence East along the South line of said Northwest 1/4 of the Northeast 1/4 282.96 feet; (the South line of said Northwest 1/4 of the Northeast 1/4 being assumed as running due East and West of the legal description thence North 167.0 feet to a point of beginning of the parcel of land therein described, thence West 77.0 feet thence North 88.0 feet thence West 13.40 feet; thence North 217.17 feet thence East 77.0 feet thence South 123.0 feet thence East 71.40 feet; thence South 59.17 feet; thence West 58.0 feet thence South 123.0 feet to the point of beginning in Cook County, Illinois, which survey is attached as Exhibit "A" to the declaration of condominium made by Chicago Title and Trust Company, as Trustee under Trust Number 1067400 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 23448135, together with an undivided percentage interest in said Parcel), excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) in Cook County, Illinois.

Parcel 2:

Easements for ingress and egress for the benefit of Parcel 1 as defined and set forth in Master Declaration of Covenants, Conditions and restrictions and easement for San Tropez Planned Residential Development made by Chicago Title and Trust Company, as Trustee under Trust Number 1067400 dated March 31, 1976 and recorded April 12, 1976 as Document Number 23448314.



First American
Title Insurance Company

Special Warranty Deed - Corporation