

# UNOFFICIAL COPY

## WARRANTY DEED

**Paul Lawdensky and Therese Balducci, husband and wife**, whose address is 166 Oakmont Drive, Elgin, IL 60123, in consideration of the payment of \$10.00 and the release of Grantors from personal liability for a money judgment or deficiency judgment under a first mortgage note (the "Note") executed on 2/16/2006 in the principal sum of \$205,726.00, and that certain Mortgage securing the Note of even date and recorded on 3/30/2006 as Document No. 0608935644 in the Office of the Cook County Recorder of Deeds (the "Mortgage"), and for other good and valuable consideration received, the adequacy and sufficiency of which are acknowledged, does bargain, sell, grant, and convey to **Deutsche Bank National Trust Company, as Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2006-2 Asset Backed Notes**, (the "Grantee"), its successors and assigns, the real property located in the County of Cook, State of Illinois, as described in below, together with all improvements and appurtenances.

### PARCEL 1:

UNIT 105 IN THE BARTLETT TOWN CENTER BUILDING 2 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 7 AND 10 IN BARTLETT TOWN CENTER SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, BOTH IN TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 053427025 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINIOS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 4 AND STORAGE SPACE E, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0534927025.

### PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF EASEMENTS AND CONVENANTS AND MAINTENANCE AGREEMENT FOR BARTLETT TOWN CENTER RECORDED AS DOCUMENT NUMBER 0431427069.

P.I.N. 06-35-315-070-1005

COMMON ADDRESS: 271 E. Railroad Avenue #105, P.S. 4, and S.S E, Bartlett, IL 60103

Grantors warrant the title to the property subject only to the Mortgage and other security documents executed in connection with the Mortgage in favor of Grantee, general real estate taxes note yet due and payable and subsequent years, and easements, restrictions, and other matters of record.

This Warranty Deed is an absolute conveyance and grant of title, Grantors having sold and conveyed the above-described real property and all improvements on it and appurtenances to it to Grantee for a fair and adequate consideration, such consideration, in addition to that above-recited, being satisfaction of all personal obligations secured by the Note and Mortgage executed by Grantors.

Grantors further declares that this conveyance is freely and fairly made with the advice, or opportunity for advice, of legal counsel of Grantors own selection. There are no agreements, oral or written, other than this Warranty Deed between Grantors and Grantee and that certain Settlement Agreement dated of even date (and the



1221945093

Doc#: 1221945093 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/06/2012 03:11 PM Pg: 1 of 3



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## STATEMENT BY GRANTOR OR GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the Stat of Illinois.

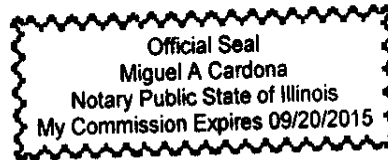
Date: 8/6/12

Signature: *[Signature]*  
Grantor or Agent

**SUBSCRIBED AND SWORN**  
to before me by the said affiant this 8

day of Aug, 2012

*[Signature]*  
Notary Public



The Grantee or his agent affirms and verifies that the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquired and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

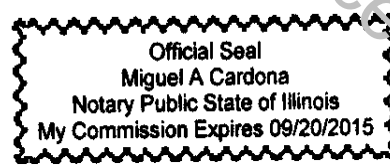
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Signature: *[Signature]*  
Grantor or Agent

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to before me by the said affiant this 8

day of Aug, 2012

*[Signature]*  
Notary Public



**NOTE:** Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)