

UNOFFICIAL COPY



Doc#: 1231312089 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/08/2012 11:12 AM Pg: 1 of 3

MAIL TO:

ANTHONY MONTECALA
4211 W. TRVING Pkwy
CHICAGO IL 60641

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

First American Title
Order # 23612091021

THIS INDENTURE, made this 31 day of August, 2012., between Wells Fargo Bank, N.A., a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of ILLINOIS, party of the first part, and Mariette Dermendjian, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) 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 party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise 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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 12-11-310-096-1004

PROPERTY ADDRESS(ES):

8665 West Foster Avenue Unit 2B, Chicago, IL, 60656

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IN WITNESS WHEREOF, said party of the first part has caused by its _____, the day and year first above written.

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EXHIBIT A

UNIT 2B, 8665 W. FOSTER AVE. CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF THE NORTH 660 FEET, AS MEASURED ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION II, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE EAST 473.66 FEET AND EXCEPT THE WEST 691.00 FEET THEREOF, AS MEASURED ALONG THE NORTH LINE AND EXCEPTING THE NORTH 44.00 FEET THEREOF) DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED LAND; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND (FOR THE PURPOSE OF DESCRIBING THIS PARCEL, SAID WEST LINE TAKEN AS NORTH AND SOUTH 433.63 FEET; THENCE EAST 15.70 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREON DESCRIBED; THENCE EAST 15.72 FEET; THENCE NORTH 2.33 FEET; THENCE EAST 28.28 FEET; THENCE NORTH 49.67 FEET; THENCE WEST 44.00 FEET; THENCE SOUTH 52.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 22, 2004, AS DOCUMENT NO. 0429619000, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly Known as 8665 West Foster Avenue Unit 2B, Chicago, IL 60656

P.I.N. 12-11-310-096-1004

Cook County Clerk's Office