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Doc#: 1303516093 Fee: \$40.00 Karen A. Yarbrough RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 02/04/2013 02:52 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

This Agreement, r. ale this <u>23</u> day of January, 2013, between FIRST-CITIZENS BANK & TRUST COMPANY, a corporation created and existing under and by virtue of the laws of the State of and duly

authorized to transact lusiness in the State of Illinois, party of the first part, and

Husband and Wife, as joint tenants

Wojciech Szczepanik and I.w. Casiorowska, 479 N. 7th Ave, Des Plaines, IL 60016-1135, party of the second part,

Witnesseth, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said Corporation, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY all the following described real estate, situated in the County of COOK, State of Illinois known and described as follows, to wit:

Unit 712 together with its undivided percentage interest in the common elements in Bay Colony Estates Number 2 Condominium, as delineated and dentier in the declaration registered as Document Number LR 2783627, in Section 15 and 16, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 09-15-101-024-1268

Commonly Known As: 9386 Bay Colony Drive Unit 2N, Des Plaines, IL 50076

SUBJECT TO: covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements

Together with all and singular the herditaments and appurtenances thereunto belonging, or in any visc appertaining, and the reversion and 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 herditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part. His/her/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, IL 2272F except as herein recited.

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IN WITNESS WHEREOF, said party of the first party and has caused its name to be signed to these presents by	has caused its corporate seal to be hereto affixed,
By: FIRST-CITIZENS BANK & TRUST COMPANY	has caused its corporate seal to be hereto affixed, by its authorized representative. Representative Representative
State of <u>Colorado</u> County of <u>Denver</u>	SS.
in the State Acresaid, DO HEREBY CERTIFY that keep to be the Authorized Representative of FIRST-CITI Corporation, and consonally known to me to be the same foregoing instrument. Appeared before me this day in perform the properties of First and Corporation to be efficient thereto, pursuant to authorized Representative, they signed and delivered the said corporation to be efficient thereto, pursuant to authorized the said corporation as their free and voluntary act, and as the fifter the uses and purposes therein set forth.	IZENS BANK & TRUST COMPANY, a see persons whose names are subscribed to the serson, and severally acknowledged that as such the said instrument and caused the corporate seal of sority, given by the Board of Directors of said tree and voluntary act and deed of said Corporation,
Marcher te Malantor	day of January, 2013. MARGUERITE A MACKINTOSH
August 9, 2016 My Commission Expires	Notary Public State of Colorado Complission # 20044027980 My Commission Expires Aug 9, 2016
This instrument Prepared by: Kimberly Goodell Potestivo & Associates, P.C. 223 West Jackson Blvd. Suite 610 Chicago, IL 60606	REAL ESTATE TRANSFER 02/04/2013 COOK \$37.75 IL INCIS: \$75.50 TOTAL: \$113.25
Mail to: Wojciech Szczepanik and Ewa Gasiorowska 479 N. 7th Ave Des Plaines, IL 60016-1135	09-15-101-024-1268 2013010160/ 97- XGP4FW
SEND SUBSEQUENT TAX BILLS TO: WOLCHON SZCZEPANIK HIG N. 7Th Ave Des Plaines, F- Levolle	