

UNOFFICIAL COPY

SPECIAL
WARRANTY DEED
Statutory (Illinois)



Doc#: 1311933053 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/29/2013 10:54 AM Pg: 1 of 3

1082 SA4633509 AH
2013/10/43 RO



This instrument is made as of this 4 day of MAR, 2013.

THE GRANTOR, BMP FUNDING, LLC, a Delaware limited liability company, of Two Greenwich Plaza, First Floor, Greenwich, CT 06830, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, GRANTS, BARGAINS, SELLS and CONVEYS to CHUN MING HO AND JUI WANG HO, husband and wife, 1700 N. Rand Road, Palatine, IL 60074 (the "GRANTEE") as tenants by the entirety, the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

See Exhibit A attached hereto and made a part hereof.

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements, including drainage system easement; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for Fountains of Arlington Heights Condominium Association (the "Declaration"); (viii) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (ix) Encroachments, which do not effect the use of the Unit as a residence; and (x) acts of Purchaser.

Permanent Real Estate Index Number(s): 03-18-203-009-1056

Address of Real Estate: 701 W. Rand Road, Unit 121, Arlington Heights, IL 60004

[Signature Page Follows]

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BOX 333-CT

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 121 IN THE FOUNTAINS OF ARLINGTON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF WEST ½ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0513219051 AND AMENDED BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 0625522171 AND BY INSTRUMENT RECORDED AS DOCUMENT 0703131092; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-67 AND S-69, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0513219051 AND AMENDED BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 0625522171 AND BY INSTRUMENT RECORDED AS DOCUMENT 0703131092.

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The Tenant of the Unit has waived or has failed to exercise the right of first refusal.