# **UNOFFICIAL COPY**

SPECIAL
WARRANTY DEED
Statutory (Illinois)

1032 SA4633509-AH 201341043 RO



Doc#: 1311933053 Fee: \$42.00 RHSP Fee: \$10.00 Affidavit Fee:

Karen A. Yarbrough

Cock County Recorder of Deeds Date: 04/29/2013 10:54 AM Pg: 1 of 3

This instrument is made as of this 4 day of MAC, 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 hard Paid, GRANTS, BARGAINS, SELLS and CONVEYS to CHUN MING HO AND JUI 'ANG HO, husband and wife, 1700 N. Rand Road, Palatine, IL 60074 (the "GRANTEF") 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 her to 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]

VA S C NO



1311933053D Page: 2 of 3

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Signed and sworn to as of the date hereinabove first written.

BMR Funding LLC,
a Delaware limited lightly company
By:
Its:
Michael A. Gatto
Authorized Signatory
STATE OF C+ )
COUNTY OF FALRFUELD ) SS.
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Michael A. Gatto, as Authorized Signatory of BMR
HEREBY CERTIFY, that Mirnael A. Gatto, as Authorized Signator of BMR
Funding, LLC, a Delaware limited liability company, personally known to me to be the
same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed as Authorized Signatory of the
this day in person and acknowledged that he signed as Authorized Signatory of the
Company and delivered the said instrument, is his free and voluntary act, for the uses and
purposes therein set forth.
9/
GIVEN under my hand and official seal, this 4 day of WARCH, 2013
7/ 1/22/
Notary Fublic
LISA ORLANDO (NOTAT) PROTIC
Commission expires: NOTARY PUBLIC OF CONNECTICUT
Commission expires: My Commission Expires 6/30/2017

This instrument prepared by Gregory A. Braun, 2 N. LaSalle Street, #1250, Chicago, IL 60602

Upon Recording, Mail to: Catherine L. Hwa, Esq. Attorney At Law 2300 N. Barrington Rd. Suite 400 Hoffman Estates, IL 60169 Send Subsequent Tax Bills to: Chunming Ho CHUN MING HO Jui Fang Ho 701 W. Rand Road, Unit #121 Arlington Heights, IL 60004

REAL ESTATE TRANSFER		03/26/2013
	соок	\$93.75
	ILLINOIS:	\$187.50
	TOTAL:	\$281.25
03-18-203-009-1056   20130301600812   PBCNW1		

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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 ½ OF SECTION 18, TOWNSHIP 42 NORT½, 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 RECORLED 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.