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2013 - 07120 - SL
SPECIAL WARRANTY DEED



(Corporation to Individual)

Doc#: 1327655052 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/03/2013 11:17 AM Pg: 1 of 3

This Indenture made this day of ___

September 3, 2013 between

Wilmington Trust, National Association, as Successor
Trustee for Citibank, N.A. as Trustee for Bear Stearns
ALT-A Trust 2006-8,

a National Association under the laws of the United
States, and duly authorized to transact business in the
State of Illinois, party of the first part, and

Damian Kidon,

party of the second part.

(GRANTEE'S ADDRESS). 1723 W. 33rd Place, Chicago, IL 60608

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) 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 said party of the second part, and to their heirs and assigns, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

Unit Number(s) 202 in Building 7 in Scenic Tree Condominiums, as delineated on a Plat of Survey of the following described tract of land: That part of the East 1/2 of the Southwest 1/4 of Section 11, Township 37 North, Range 12, East of the Third Principal Meridian, lying South of the following described line: Beginning at a point on the West line of said East 1/2 of said Southwest 1/4, said point being 12.50 feet North of the North line of the South 1/2 of said East 1/2 of said Southwest 1/4; thence South 89 degrees 51 minutes 54 seconds on a line 12.50 feet North of and parallel with said North line on said South 1/2 of said East 1/2 of said Southwest 1/4, 225.79 feet to a point of curvature; thence Southeasterly along a curve line convex to the Northeast having a radius of 72.50 feet, a chord bearing of South 55 degrees 21 minutes 54 seconds East, and a chord dimension of 82.13 feet, an arc distance of 87.31 feet to a point; thence South 20 degrees 51 minutes 54 seconds East, at an angle of 69 degrees as measured from East to Southeast from the said North line of said South 1/2 of said East 1/2 of said Southwest 1/4, 118.31 feet to a point of curvature; thence Southeasterly along a curved line convex to the Southwest having a radius of 67.50 feet, a chord bearing of South 55 degrees 21 minutes 54 seconds East and a chord dimension of 76.46 feet, an arc distance of 81.29 feet to a point; thence South 89 degrees 51 minutes 54 seconds East on a line 187.50 feet South of and parallel with said North line of said South 1/2 of said East 1/2 of said Southwest 1/4, 51.62 feet to a point of curvature; thence Northeasterly along a curved line convex to the Southeast having a radius of 117.50 feet, a chord bearing of North 43 degrees 08 minutes 06 seconds East, and a chord dimension of 111.57 feet, an arc distance of 192.77 feet to a point; thence North 03 degrees 51 minutes 54 seconds West, at an angle of 86 degrees as measured from East to Southeast from said North line of said South 1/2 of said East 1/2 of said Southwest 1/4, 99.79 feet to a point; thence North 65 degrees 48 minutes 19 seconds East at an angle of 24 degrees, 18 minutes, 21 seconds as measured from East to Northeast from said North line of said South 1/2 of said Southwest 1/4, 736.91 feet (measured 736.88 feet) to a point; thence Easterly at right angles to the East line of said Southwest 1/4, 84.68 feet to a point on the East line of said Southwest 1/4, said point being 341.28 feet North of the North line of the South 1/2 of the Southwest 1/4 of Section 11, Township 37 North, Range 12, East of the Third Principal Meridian; thence South 00 degrees 01 minutes 08 seconds East along the East line of the East Half of the Southwest Quarter of said Section 11, 1167.74 feet to the South East corner of the Southwest Quarter of said Section 11; thence South 89 degrees 52 minutes 20 seconds East, 1317.14 feet to the Southwest corner of the East Half of the Southwest Quarter of said Section 11; thence North 00 degrees 02 minutes 43 seconds West along the West line of the East Half of the Southwest corner of said Section 11, 1339.133 feet to the point of beginning, excepting from said tract of land the South 50.00 feet thereof and the East 40.00 feet thereof (except the South 50.00 feet) and the West 33.00

PREMIER TITLE

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feet thereof (except the South 50.00 feet) heretofore dedicated, all in Cook County, Illinois. Which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium recorded October 24, 2006, as Document Number 0629716058, together with its undivided percentage interest in the common elements.

Subject To: taxes not yet due and payable, general restrictions as they appear of record

Permanent Real Estate Index Number: 23-11-302-~~0~~003-1202

Address of Real Estate: 8585 West 101st Terrace Apt 202, Palos Hills, IL 60465

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

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, 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, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**.

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The September 3, 2013

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its
Officer Gretchen J. Curry, the day and year first above written.

Officer, PNC Bank, National Association

Gretchen J. Curry

Authorized Signer

Wilmington Trust, National Association, as Successor Trustee for Citibank, N.A. as Trustee for Bear Stearns ALT-A Trust 2006-8 by PNC Bank, National Association, as attorney in fact

State: Ohio

County: Butler

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Gretchen J. Curry, personally appeared before me and acknowledged himself/herself as the Officer of PNC Bank, National Association, as attorney in fact for Wilmington Trust, National Association, as Successor Trustee for Citibank, N.A. as Trustee for Bear Stearns ALT-A Trust 2006-8 and is the same person whose name is subscribed as the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal this 3rd day of September, 2013.

My commission expires:

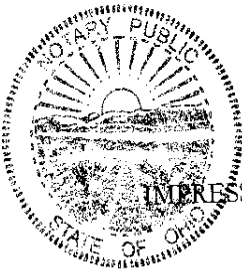
3/30/16

JILL A FORTNEY Signature:

Notary Public, State of Ohio

My Commission Expires

March 30, 2016



Prepared By: Joseph J. Klein, 2550 Golf Road - Suite 250, Rolling Meadows, Illinois 60008

Mail To: Damian Kidon 8585 W. 101 ST Terr Apt 202 Palms Hills, IL 60465

Send Tax Bills To: Damian Kidon 8585 W. 101 ST Terr Apt 202 Palms Hills, IL 60465

REAL ESTATE TRANSFER 10/01/2013



COOK	\$25.25
ILLINOIS:	\$50.50
TOTAL:	\$75.75

23-11-302-003-1202 | 20130801609362 | WWK8GD

PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100