

UNOFFICIAL COPY



Doc#: 1333710020 Fee: \$48.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/03/2013 10:38 AM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
223 W. Jackson Blvd., Suite 610
Chicago, IL 60606



After Recording Return To:

Balbir Saraina and Kamaljit Saraina
206 S Deerpath Dr
Vernon Hills, IL 60061

SPECIAL WARRANTY DEED

THIS INDENTURE made this 24 day of October, 2013 between U.S. Bank National Association, as Trustee for TBW Mortgage-Backed Pass-Through Certificates, Series 2006-3, hereinafter ("Grantor"), and Balbir Saraina and Kamaljit Saraina, husband and wife, as joint tenants with rights of survivorship, whose mailing address is 206 S Deerpath Dr, Vernon Hills, IL 60061, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Forty Nine Thousand-Two Hundred Ninety Nine Dollars (\$49,299.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as **1 Dundee Quarter Unit: 1-207, Palatine, IL 60074.**

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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, subject to all

REAL ESTATE TRANSFER	11/25/2013
 	
COOK	\$24.75
ILLINOIS:	\$49.50
TOTAL:	\$74.25

Y
5
N
N
Y
Y
NT

UNOFFICIAL COPY

matters set forth on Exhibit B.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Executed by the undersigned on Oct 24, 2013:

GRANTOR:

U.S. Bank National Association, as Trustee for TBW
Mortgage-Backed Pass-Through Certificates, Series 2006-3

By: _____

By: Homeward Residential, Inc as Attorney-in-Fact

Name: Chris Heinichen

Title: Vice President

STATE OF Florida)
COUNTY OF Palm Beach) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Chris Heinichen, personally known to me to be the Vice President of Homeward Residential, Inc as Attorney-in-Fact for U.S. Bank National Association, as Trustee for TBW Mortgage-Backed Pass-Through Certificates, Series 2006-3, and 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 as such Vice President [HE] [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said Vice President, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of October, 2013

Commission expires _____, 2013

Notary Public

Jami Dorobiala



SEND SUBSEQUENT TAX BILLS TO:
206 S Deerpath Dr
Vernon Hills, IL 60061

POA recorded simultaneously herewith

UNOFFICIAL COPY

Exhibit A Legal Description

PARCEL 1: UNIT 1-207 IN WINDHAVEN CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF A PORTION OF THAT PORTION OF THAT PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR WINDHAVEN ADD-ON CONDOMINIUM AND OF EASEMENTS RELATING TO UNCONVERTED AREA RECORDED IN COOK COUNTY AS DOCUMENT NO. 25609759, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2: NON-EXCLUSIVE EASEMENT IN PERPETUITY FOR THE BENEFIT OF PARCEL 1, AS CREATED BY GRANT DATED JUNE 1, 1971 AND RECORDED SEPTEMBER 10, 1971 AS DOCUMENT NO. 21648039 FROM AGNES C. SPLITT AND ROY J. SPLITT, HER HUSBAND TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 22-76504-00-3, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, INSTALLATION, OPERATION, USE AND MAINTENANCE OF A LIFT STATION INCLUDING THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES AND LINES REQUIRED IN CONNECTION THEREWITH, OVER THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTH 2096.75 FEET TO THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST ¼ OF SECTION 1, 1104.90 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST ¼; THENCE WEST 145 FEET; THENCE NORTH 295 FEET; THENCE EAST 145 FEET; THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHWEST ¼, 295 FEET TO THE POINT OF BEGINNING.

Permanent Real Estate Index Number: 02-01-302-077-1321

UNOFFICIAL COPY

Exhibit B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

Property of Cook County Clerk's Office