

FIRST AMERICAN TITLE
ORDER# 2452802



Doc#: 1335001042 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/18/2013 11:21 AM Pg: 1 of 4

This Document Prepared By:

Mark E. Edison
1415 W. 22 nd Street Tower Floor
Oak Brook, IL 60523

After Recording Return To:

Stefan Harbov
711 S River Rd, Unit 205
Des Plaines IL 60016

Gardi + Dwight - 939 N Plum Grove Rd Ste C

Schaumburg, IL 60194
SPECIAL WARRANTY DEED AO

THIS INDENTURE made this 18 day of NOV, 2013, between Wells Fargo Bank, N.A. as Trustee for WaMu Mortgage Pass-Through Certificates, Series 2005-PR4 Trust, hereinafter ("Grantor"), and Stefan Harbov, a married man, whose mailing address is 880 Longboat Ln, Schaumburg IL 60194, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, 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 711 S. River Rd, Unit 205, Des Plaines IL 60016.

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 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.

Y
4
N
SC
NT
IP

REAL ESTATE TRANSFER 11/26/2013

	COOK	\$39.50
	ILLINOIS:	\$79.00
	TOTAL:	\$118.50

SB
11
22
13
REAL ESTATE TRANSFER TAX \$ 2.00 PER 1,000.00
NO. 53699 # 205
711 S RIVER RD
CITY OF DES PLAINES

UNOFFICIAL COPY

Exhibit A Legal Description

AO

UNITS 205, AND GARAGE UNIT 43LL IN LANDMARK CONDOMINIUM, AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 14TH DAY OF NOVEMBER, 1989 AS DOCUMENT NUMBER LR3180544 AND THE UNDIVIDED INTEREST IN SAID UNITS (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY). ALL OF LOTS 1 AND 3 AND LOT 2 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 9; THENCE SOUTHERLY ALONG THE EXTENSION OF A LINE RUNNING FROM THE NORTHEAST CORNER OF LOT 9 TO THE SOUTHWEST CORNER OF LOT 9 TO THE SOUTHERLY LINE OF LOT 3 EXTENDED EASTERLY; THENCE EASTERLY ALONG SAID SOUTHERLY LINE EXTENDED TO THE EAST LINE OF SAID LOT 2; THENCE NORTHERLY ALONG THE EAST LINE OF LOT 2 TO THE NORTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT TO POINT OF BEGINNING, ALL IN RAND'S SUBDIVISION OF LOT 173 IN THE VILLAGE OF DES PLAINES, IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED OCTOBER 19, 1874 AS DOCUMENT NUMBER 196440, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 09-16-304-012-1005; 09-16-304-012-1162

Commonly known as: 711 S River Road, Unit 205, Des Plaines, IL 60016

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit B

Permitted Encumbrances

AO

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.

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