

UNOFFICIAL COPY

1542



SPECIAL WARRANTY DEED

Mail to:

Volkan Selen
758 N. Walden Drive
Palatine, IL 60067

Doc#: 1409016052 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/31/2014 12:27 PM Pg: 1 of 3

Grantees Address and

Send subsequent tax bills to:

Volkan Selen
758 N. Walden Drive
Palatine, IL 60067

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID.

THIS INDENTURE, made this 11th day of March, 2014, between **BANK OF AMERICA, N.A AS SUCCESSOR BY MERGER TO MERRILL LYNCH BANK USA**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **VOLKAN SELEN**, party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of \$265,000.00 (Two Hundred Sixty Five Thousand dollars and no/100s) 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 GRANT, SELL, CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all the following described real estate, situated in the County of **COOK** and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION



SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

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

P.I.N. (S): 02-15-112-038-0000

ADDRESS(ES): 758 N. WALDEN DRIVE, PALATINE, IL 60067

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REAL ESTATE TRANSFER	03/31/2014
 COOK	\$132.50
 ILLINOIS:	\$265.00
TOTAL:	\$397.50

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its (Office) VP, (Name) DONNA Smith, and attested to by its (Office) AVP, (Name) Esther Robinson, the day and year first above written.

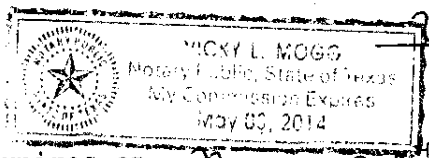
BY: **BANK OF AMERICA, N.A AS SUCCESSOR BY MERGER TO MERRILL LYNCH BANK USA BY CitiMortgage Inc AS ATTORNEY IN FACT**

By: Donna Smith Attest: [Signature]

State of TX)
) SS.
County of Dallas)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Donna Smith, personally known to me to be a VP of Olympus Asset Management and Esther Robinson, personally known to me to be a AVP of said company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said company, as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of March, 2014.



[Signature]
Notary Public

My commission expires on May 03, 2014.

This instrument was prepared by Russell C. Wirbicki, 33 W. Monroe St., Suite 1140, Chicago, IL 60603.

Address 258 N. Walden Drive Palatine, IL 60667

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LEGAL DESCRIPTION

PARCEL 1: THAT PORTION OF LOT 12 IN TIMBERLAKE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS, LYING WEST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 28.40 FEET ALONG THE SOUTH LINE OF SAID LOT 12 FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 3.90 FEET TO AN EXTERIOR CORNER OF A BRICK AND FRAME BUILDING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 2.10 FEET ALONG THE EXTERIOR SURFACE OF SAID BUILDING TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 0.42 FEET TO THE CENTERLINE OF A PARTY WALL, COMMON TO UNITS NO 756 AND 258; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 27.99 FEET ALONG THE CENTERLINE OF SAID PARTY WALL, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.50 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 29.01 FEET ALONG THE EXTERIOR SURFACE OF SAID BUILDING AND ITS PROLONGATION THEREOF TO A POINT ON THE NORTH LINE OF SAID LOT 12 FOR THE NORTHERLY TERMINUS OF SAID LINE. PARCEL II: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND HOMEOWNERS ASSOCIATION RECORDED MAY 2, 1990 AS DOCUMENT NUMBER 90201697

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