

MAIL TO:

13-0715 Pt  
**UNOFFICIAL COPY**



John A. Tatooles & Associates

Steven R. Kathe

1601 Colonial Parkway

Inverness, IL 60067

Doc#: 1432349027 Fee: \$44.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 11/19/2014 01:22 PM Pg: 1 of 4

**SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS**

THIS INDENTURE, made between U.S. Bank National Association, as Trustee for Banc of America Funding Corporation 2007-4, duly authorized to transact business in the State of ILLINOIS, party of the first part, and Kenneth F. Civik, Kathleen C. Civik and Kyle J. Civik, as Joint Tenants, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten 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 REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all interest in 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 Exhibit A [Legal Description Attached as Exhibit]**


SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS; CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS AND DRAIN TILE, PIPE OR OTHER CONDUIT AND ALL OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.


Together with all and singular the hereditaments and appurtenances hereunder 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 hereditaments 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.

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 02-10-307-078-0000

Property Address(es): 1063 Auburn Woods Dr., Palatine, IL 60067

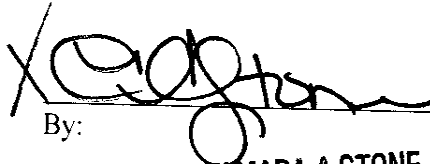
STATE TAX	STATE OF ILLINOIS	# 0000005199	REAL ESTATE TRANSFER TAX
	 NOV. 19. 14		00301.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103043

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000005197	REAL ESTATE TRANSFER TAX
	 NOV. 19. 14		00150.50
	REVENUE STAMP		FP 103046

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IN WITNESS WHEREOF, said party of the first part has caused on this 27th day of October, 2014.

PLACE CORPORATE SEAL HERE

U.S. Bank National Association, as Trustee for Banc of America  
Funding Corporation 2007-4 by: Wells Fargo Bank, N.A. as its  
Attorney-In-Fact

By:

10/27/14

**TAMARA A STONE**

Its:

**Vice President Loan Documentation**

State of Iowa )

) ss.

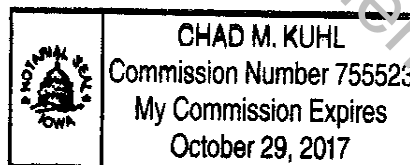
County Dallas )

On this 27th day of October, A.D., 2014, before me, a Notary Public in and for said county, personally appeared Tamara A Stone, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A. as attorney in fact for U.S. Bank National Association, as Trustee for Banc of America Funding Corporation 2007-4, by authority of its board of (directors or trustees) and the said (officer's name) Tamara A Stone acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.



Notary Public

(Signature)



This Instrument was prepared by:  
Freedman Anselmo Lindberg LLC  
1771 W. Diehl Road, Suite 250  
Naperville, IL 60563

PLEASE SEND SUBSEQUENT TAX BILLS TO:  
Kenneth F. Civik, Kathleen C. Civik and Kyle J. Civik  
1063 Auburn Woods Dr.  
Palatine, IL 60067

**PREMIER TITLE**  
1000 JORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
630-571-2111

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## EXHIBIT A

THAT PART OF LOT 14 IN AUBURN WOODS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1987 AS DOCUMENT 87309313 AND RE-RECORDED SEPTEMBER 15, 1987 AS DOCUMENT 87504960, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 14 IN SAID AUBURN WOODS; THENCE SOUTH 89 DEGREES 51 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 14 FOR A DISTANCE OF 40.54 FEET; THENCE LEAVING SAID NORTH LINE OF LOT 14 AND RUNNING SOUTH 00 DEGREES 02 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 107.70 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 14; THENCE NORTH 89 DEGREES 51 MINUTES 06 SECONDS WEST ALONG SAID SOUTH LINE OF LOT 14 FOR A DISTANCE OF 40.73 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH 00 DEGREES 08 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 14 FOR A DISTANCE OF 107.70 FEET TO SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER LOT 22 IN SAID SUBDIVISION RECORDED JUNE 8, 1987 AS DOCUMENT 87309313 AND RE-RECORDED SEPTEMBER 15, 1987 AS DOCUMENT 87504960 AS SET FORTH IN DECLARATION RECORDED AS DOCUMENT 87309314 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1063 Auburn Woods Dr., Palatine, IL 60067

RE645

