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AHPD

SPECIAL WARRANTY DEED 2 of 3

Doc#: 1609746008 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/06/2016 08:50 AM Pg: 1 of 4

Dec ID 20160301683945
ST/CO Stamp 0-047-347-264 ST Tax \$105.00 CO Tax \$52.50

Completed By: Ginali Associates, P.C.
947 N. Plum Grove Road, Schaumburg, IL 60173

THIS INDENTURE, made on the 8th day of February 2016, by and between **2010-3 SFR VENTURE RFO, LLC** by RoundPoint Mortgage Servicing Corporation its Attorney in Fact, whose address is 5016 Parkway Plaza Blvd., Suite 200, Charlotte, NC 28217, hereinafter referred to as Grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and **BERISA ADILOVIC**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration 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, ALIENATE AND CONVEY unto the party of the second part **BERISA ADILOVIC** and her heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainders 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 TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, **BERISA ADILOVIC** and her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part **BERISA ADILOVIC** and her heirs and assigns forever, 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 as to matters of title.

Permanent Real Estate Numbers: **09-15-307-114-1029 (19-12-300-026 Underlying)**

Address of the Real Estate: **9396 Landings Avenue, Des Plaines, IL 60016**

Property not located in the corporate limits of
the City of Des Plaines. Deed or instrument
not subject to transfer tax.

Alle Eller 3-28-16
City of Des Plaines

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Agent, the day and year first above written.

2010-3 SFR VENTURE REO, LLC

Darren D. Fatzinger
Darren D. Fatzinger
Assistant Vice President
Real Estate Operations
by RoundPoint Mortgage Servicing
Corporation its Attorney in Fact

STATE OF North Carolina

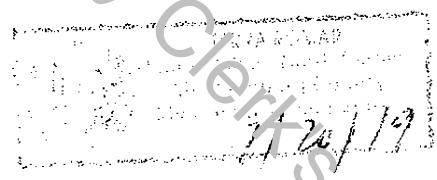
Mecklenburg COUNTY

On this date, before me personally appeared *Darrell Fatzinger et al*
AVP - PLO, pursuant to a delegation of authority, to me known to be the person who executed the foregoing instrument on behalf of the Seller, and acknowledged that he/she executed the same as his/her free act and deed.

North In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of
Carolina aforesaid, this *0* day of *February*, 2016.

[Signature]
Notary Public

My term Expires: *7/20/19*



MAIL TO:
Bensa Adilovic
9396 Landings Ln #601
Des Plaines, IL 60016

SEND SUBSEQUENT TAX BILLS TO:
Bensa Adilovic
9396 Landings Ln #601
Des Plaines, IL 60016

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EXHIBIT "A"

UNIT NUMBER 601-'J', AS DELINATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THE WEST 127 FEET OF THE EAST 628.19 FEET OF THE SOUTH 122 FEET OF THE NORTH 256.08 FEET OF THAT PART LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE MOST EASTERLY LINE, THROUGH A POINT ON SAID MOST EASTERLY LINE, 70.69 FEET SOUTHERLY, AS MEASURED ALONG SAID MOST EASTERLY LINE AND SAID LINE EXTENDED NORTHERLY, OF THE CENTER LINE OF BALLARD ROAD, ALL BEING OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT, TO WIT: THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF BALLARD ROAD AND WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SECTION 15, 22.5 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ TO A POINT ON THE NORTH LINE OF THE SOUTH EAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ 26.99 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 15 AND SAID LINE EXTENDED NORTH TO THE CENTER LINE OF BALLARD ROAD IN THE NORTHEAST $\frac{1}{4}$ OF SAID SOUTHWEST $\frac{1}{4}$ (EXCEPTING FROM SAID ABOVE DESCRIBED TRACT THE NORTH 33 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF AND EXCEPT THE WEST 33 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT AND EXCEPT THE SOUTH 150 FEET OF THE NORTH 183 FEET OF THE EAST 150 FEET OF THE WEST 183 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE AND THE WEST LINE OF SAID TRACT AND EXCEPTING FROM SAID TRACT THAT PART THEREOF FALLING WITHIN THE EAST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 15, SAID LAST DESCRIBED EXCEPTION TO BE CONSTRUED AS DELETING; ALSO FROM SAID TRACT THAT PART OF LOT 6 IN GOETTSCHER'S SUBDIVISION OF PART OF THE SOUTH $\frac{1}{2}$ OF SAID SECTION 15 FALLING WITH SAID LAST DESCRIBED EXCEPTION, AND ALSO EXCEPTING FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING SOUTH OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT, SAID WEST LINE BEING THE WEST LINE OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 15 AND SAID POINT OF BEGINNING BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, AS MEASURED ALONG SAID WEST LINE 613.25 FEET FROM SAID CENTER LINE OF BALLARD ROAD; THENCE NORTH 55 DEGREES 00 MINUTES 00 SECONDS EAST 239.6 FEET; THENCE NORTH 73 DEGREES 00 MINUTES 00 SECONDS 130 FEET; THENCE SOUTH 66 DEGREES 00 MINUTES 00 SECONDS 225 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 00 SECONDS EAST 160 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT, 553.02 FEET SOUTHERLY AS MEASURED ALONG SAID EASTERLY LINE OF SAID CENTER LINE OF BALLARD ROAD, SAID EASTERLY LINE OF TRACT BEING AGAIN IDENTIFIED AS BEING AFORESAID DESCRIBED LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID SECTION 15, 22.5 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 15, AND EXTENDING THROUGH SAID POINT ON THE NORTH LINE OF THE SOUTH EAST $\frac{1}{4}$ OF SAID SOUTHWEST $\frac{1}{4}$, 26.99 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 15, TO THE CENTER LINE OF SAID BALLARD ROAD) WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY MIDWEST BAND AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1973 AND KNOWN AS TRUST NUMBER 73051055, RECORDED 114 THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22862487; TOGETHER WITH AN UNDIVIDED 3.277 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS. TOGETHER WITH AN EASEMENT FOR PARKING PURPOSES IN AND TO PARKING AREA NUMBER

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11, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, IN COOK COUNTY, ILLINOIS. PARCEL 2: EA SEMENT APPURTENANT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION RECORDED SEPTEMBER 18, 1972 AS DOCUMENT NUMBER 22053833 AND AS CREATED BY DEED FROM MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1973 AND KNOWN AS TRUST NUMBER 73001055 TO WERNER ROSE AND ANN ROSE AND RECORDED AS DOCUMENT NUMBER 23526363, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office