

# UNOFFICIAL COPY

Doc#. 1704617003 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/15/2017 09:25 AM Pg: 1 of 3

Dec ID 20170201609729  
ST/CO Stamp 0-788-587-200 ST Tax \$703.50 CO Tax \$351.75

Commitment Number: IL1-1500362

618656060RM CT  
This instrument prepared by:  
Segel Law Group, Inc.  
1827 Walden Office Square, Suite 450  
Schaumburg IL 60173

After Recording Return To:  
Agnieszka Kowalczyk  
396 Hawthorn Lane  
Winnetka, IL 60093

Mail Tax Statements To: Agnieszka Kowalczyk, 396 Hawthorn Lane, Winnetka, IL 60093

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
05-21-407-002-0000

## SPECIAL WARRANTY DEED

U.S. Bank National Association, as Trustee for Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2007-C, whose mailing address is 8950 Cypress Water Blvd., Coppell, TX 75019, hereinafter grantor, for \$703,500.00 (Seven Hundred Three Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Agnieszka Kowalczyk, hereinafter grantee, whose tax mailing address is 501 North Home Avenue, Park Ridge, IL 60068, the following real property:

THE WEST 22 1/2 FEET OF LOT 8 AND THE EAST 40 FEET OF LOT 9 IN BLOCK 10 IN LAKE SHORE SUBDIVISION IN VILLAGE OF WINNETKA IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ALSO THE NORTH 1/2 OF

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**VACATED ALLEY LYING SOUTH OF AND ADJOINING THE WEST 22 1/2 OF LOT 8 AND THE EAST 40 FEET OF LOT 9 IN BLOCK 10 IN LAKE SHORE SUBDIVISION AFORESAID.**

**Property Address is: 396 Hawthorn Lane, Winnetka, IL 60093**

Seller 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 seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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.

Prior instrument reference: **1524713067**

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Commitment Number# IL1-1500362

Executed by the undersigned on Dec 28, 2016:

**U.S. Bank National Association, as Trustee for Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2007-C, By Nationstar Mortgage, LLC as its Attorney in Fact**

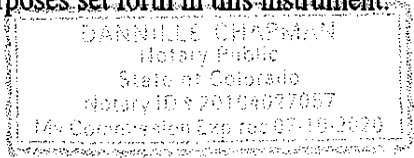
By: [Signature]

Name: Florika Baldwin  
Assistant Secretary

Its: \_\_\_\_\_

STATE OF Colorado  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on Dec 28 2016, by Florika Baldwin its Asst Secretary on behalf of U.S. Bank National Association, as Trustee for Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2007-C, By Nationstar Mortgage, LLC as its attorney in fact, who has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Signature]  
Notary Public

**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative