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Doc# 1727106054 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/28/2017 12:44 PM PG: 1 OF 4

This Document Prepared By:

Potestivo & Associates, P.C.
Kimberly J. Goodell
223 W Jackson Blvd., Suite 610
Chicago, Illinois 60606

After Recording Return To:

Maciej Ciupa and Jakub Ciupa
832 E Old Willow Rd, Apt #101
Prospect Heights, Illinois 60070

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 22 day of August, 2017, between **CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP Trust 5**, whose mailing address is **C/O Altisource Residential, L.P., 1110 Strand Street, Christiansted, VI 00820** hereinafter ("Grantor"), and **Maciej Ciupa, A single person and Jakub Ciupa, A single person as joint tenants with rights of survivorship** whose mailing address is **832 E Old Willow Rd, Apt #101, Prospect Heights, IL 60070** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does 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 **1326 Braver Court, Wheeling, IL 60090-2206**.

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.

REAL ESTATE TRANSFER TAX	28-Sep-2017
COUNTY:	62.75
ILLINOIS:	125.50
TOTAL:	188.25

03-04-203-063-1025 | 20170501656552 | 0-175-258-560

CCRD REVIEW



Real Estate Transfer Approved

Initials MS Date 8/31/17

VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

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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.

Executed by the undersigned on August 22 2017:

GRANTOR:

CHRISTIANA TRUST, A DIVISION OF  
WILMINGTON SAVINGS FUND SOCIETY, FSB,  
NOT IN ITS INDIVIDUAL CAPACITY BUT AS  
TRUSTEE OF ARLP Trust 5

By: Altisource Residential, L.P., its Administrator

By: [Signature] Attorney in Fact

Name: Louquet Hazleton

Property of Cook County Clerk's Office

STATE OF Ga

SS

COUNTY OF Fulton

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Louquet HAZELTON, personally known to me to be the Attorney in Fact of Altisource Residential, L.P. and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such ~~AUTHORIZED SIGNOR~~ [HE] (SHE) signed and delivered the instrument as ~~THIS (HER)~~ AUTHORIZED SIGNOR AS ATT. IN FACT free and voluntary act, and as the free and voluntary act and deed of said ATT. IN FACT, for the uses and purposes therein set forth.

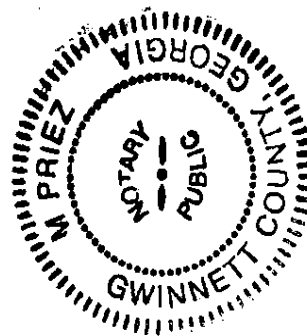
Given under my hand and official seal, this 22<sup>nd</sup> day of August 2017

[Signature]

Commission expires FEB. 11, 2017  
Notary Public

SEND SUBSEQUENT TAX BILLS TO:  
Maciej Ciupa and Jakub Ciupa  
832 E Old Willow Rd, Apt #101  
Prospect Heights, IL 60070

POA recorded simultaneously herewith



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## Exhibit A Legal Description

UNIT 99A IN CEDAR RUN XI CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING TRACT OF LAND: LOTS 93 TO 102 BOTH INCLUSIVE, IN CEDAR RUN SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25557152, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 03-04-203-063-1025

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## **Exhibit B** Permitted Encumbrances

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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