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Doc#: 1800457020 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/04/2018 09:06 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

Dec ID 20171201671116
ST/CO Stamp 0-174-187-552 ST Tax \$165.00 CO Tax \$82.50

Chicago Title

KNOW ALL MEN BY THESE PRESENTS:
That THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE (CWMBMS 2005-9)

herein called 'GRANTOR',
whose mailing address is:
4425 Ponce De Leon Blvd.,
Coral Gables, FL 33146

FOR AND IN CONSIDERATION OF

TEN and NO/100 DOLLARS, and other good and valuable consideration, to it in hand paid by
the party or parties identified below as GRANTEE hereunder, by these presents does grant bargain,
and sell unto:

ALEKSANDER IDZIKOWSKI

called 'GRANTEE' whose mailing address is: 2400 Windsor Mall, Park Ridge, IL 60068
all that certain real property situated in Cook County, Illinois and more particularly described as
follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Permanent Tax No.: 09-34-102-045-1035 and 09-34-102-045-1488
Address of Property: 2400 Archbury Lane, Unit 1E, Park Ridge, IL 60068

TO HAVE AND TO HOLD the above described premises, together with all the rights and
appurtenances thereto in any wise belonging, unto the said GRANTEES, his heirs or successors
and assigns forever, subject to: (a) covenants, conditions and restrictions of record; (b) private,
public and utility easements and roads and highways, if any; (c) party wall rights and agreements,
if any; (d) existing leases and tenancies, if any; (e) special taxes or assessments for improvements
not yet completed, if any; (f) installments not due at the date hereof of any special tax or assessment
for improvements heretofore completed, if any; (g) general real estate taxes; (h) building code
violations and judicial proceedings relating thereto, if any; (i) existing zoning regulations; (j)
encroachments if any, as may be disclosed by a plat of survey; (k) drainage ditches, drain tiles,
feeders, laterals and underground pipes, if any; and (l) all mineral rights and easements in favor of
mineral estate.

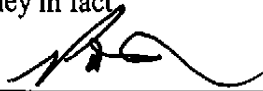
GRANTOR will defend the same against the lawful claims of all persons claiming by, through or
under GRANTOR, and no others.

16WSS20457020 OP
1/2 REO

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 6th day of December, 2017 in its name by PATRICK JOYCE its AVP thereunto authorized by resolution of its board of directors.

THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE (CWMBS 2005-9)
by BAYVIEW LOAN SERVICING, LLC, its
attorney in fact

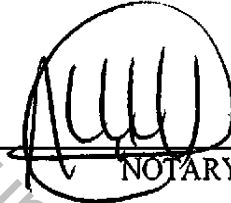


PATRICK JOYCE
AVP

(AFFIX SEAL)

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 6th day of December, 2017 by PATRICK JOYCE as AVP of BAYVIEW LOAN SERVICING, LLC, on behalf of the said corporation.



NOTARY PUBLIC

MAIL TO:
Hegarty Kowals & Assoc.
301 W. ~~Forest~~ Touhy Ave
Park Ridge IL 60068



This instrument prepared by:
KENNETH D. SLOMKA
SLOMKA LAW GROUP
15255 S. 94th Avenue, Suite 602
Orland Park, IL 60462

Permanent Tax No.: 09-34-102-045-1035 and 09-34-102-045-1488
Address of Property: 2400 Archbury Lane, Unit 1E, Park Ridge, IL 60068

Mail Tax bill to:
Aleksander Wzickowski
2400 Archbury Ln
Unit 1E
Park Ridge IL 60068



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. **44142**

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EXHIBIT A

UNIT NUMBER 2/1-"E" AND GARAGE UNIT NUMBER 2/Z-10 IN BRISTOL COURT CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREIN REFERRED TO AS "PARCEL"):

PARCEL 1: ALL OF LOT "A" IN SELLERGREN'S BRISTOL COURT, BEING A SUBDIVISION OF PARTS OF LOT 8 AND 10 IN THE OWNER'S PARTITION OF LOTS 30, 31, 32 AND 33 IN THE COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1966 AS DOCUMENT NUMBER 19852990; ALSO: PARCEL 2: ALL OF FIRST ADDITION TO SELLERGREN'S BRISTOL COURT, BEING A SUBDIVISION OF LOT 5 (INCLUDING THAT PART THEREOF FALLING IN LOT 1 OF DECANINI RESUBDIVISION AS RECORDED ON NOVEMBER 7, 1963 AS DOCUMENT NUMBER 189649430) AND LOT 7, EXCEPT THE WEST 327.60 FEET THEREOF, IN OWNERS PARTITION OF LOTS 30, 31, 32 AND 33 OF COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22699774, AND AS AMENDED BY DOCUMENT NUMBER 24394152, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 09-34-102-045-1035 and 09-34-102-045-1488

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Office of Cook County Clerk's Office