### **UNOFFICIAL CO**

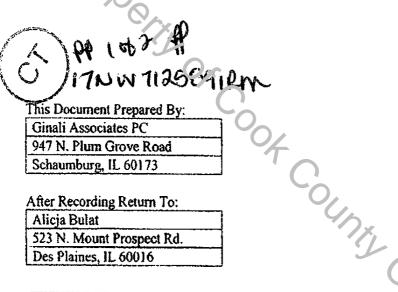
Doc#. 1802906000 Fee: \$56.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 01/29/2018 09:41 AM Pg: 1 of 5

Dec ID 20180101684368

ST/CO Stamp 1-780-484-640 ST Tax \$90.00 CO Tax \$45.00



This Document Prepared By:

Ginali Associates PC

947 N. Plum Grove Road

Schaumburg, IL 60173

After Recording Return To:

Alicja Bulat

523 N. Mount Prospect Rd.

Des Plaines, IL 60016

SPECIAL WARRANTY DEED

THIS INDENTURE made this 3rd day of January, 2017, between The Normern Trust Company a/k/a Northern Trust Bank. Who acquired title as Northern Trust Bank Company, hereinafter ("Grantor"), and Alicja Bulat, unmarried, whose mailing address is 523 N. Mount Prospect Rd., Des Plaines, IL 60016, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, 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 2218 S Goebbert Rd, #391, Arlington Heights, IL 60005.

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.

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# **UNOFFICIAL COPY**

Executed by the undersigned on <u>Jan. 3</u> , 2017:			
.,		v • • •	*JPMorgan Chase Bank, NA
	GRANTOR:		As-Attorney-in-Fact-For
	The Northern Trus	t Company 🤏	Pyp
	By: Machy J.	Cains	
	Name:	Kathy J Carns	1-3-18
	Title:	Vice President	
STATE OF Ohio	<u>.                                    </u>		
COUNTY OF Frankli	<del>arric</del> '		
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that			
personally known to me to be the Vice President of The Northern Trust Company, and			
personally known to me to be the same person whose name is subscribed to the foregoing			
instrument, appeared before me in s day in person and acknowledged that as such			
Vice President [HE] [SHE] signed at a delivered the instrument as [HIS] [HER] free and			
voluntary act, and as the free and voluntary act and deed of said National Association, for the uses			
and purposes therein set forth	1. Gran	* JPMorgan Chase	e Bank, NA
o:		As-Attorney-in-	-Fact-For
Given under my hand and official seal, this 3 day of January, 20 18			
			•
Commission amino N . 11	20.21	( )	
Commission expires Nov 16.	, 20 21		0.
Notary Public	18 Barten 1-3-18	NITHERWAY AND THE WAY TO THE WAY THE WAY TO THE WAY TO THE WAY TO THE WAY TO THE WAY THE WAY THE WA	7.6
Catherine M	. Bertsch	" BERTTI	
Course into	W. Deffecti	38000	
			G :
SEND SUBSEQUENT TAX	BILLS TO:	CATHERN.	O V V V V V V V V V V V V V V V V V V V
Alicia Bulat		STATEXP NON O	King of on
523 N. Mount Prospect Rd.		THE OF	1,.
Des Plaines, IL 60016			

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# **UNOFFICIAL COPY**

Grantor nucker 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.

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 Grantee

Cook County Clerk's Office claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf c, th: Grantee forever.

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## \*UNOFFICIAL COPY

#### Exhibit A Legal Description

UNIT 2,18-391 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EVERGREEN COURT CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 94699814, IN THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 08-15-103-034-1124

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## **UNOFFICIAL COPY**

### 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 rustters of record, to the extent valid, subsisting and enforceable;
- 4. Zor my requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located the roon, 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.