



SPECIAL WARRANTY DEED

This Document Prepared By:

Castle Law LLC
Sarah M. Vahey
13963 S. Bell Road
Homer Glen, IL 60491

After Recording Please Return To:

Patrick Porto
111 W. Washington Street
Suite 1030
Chicago, IL 60607

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/03/2018 03:12 PM PG: 1 OF 3

THIS INDENTURE WITNESSETH, that **Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, Not Individually but as Trustee for Ventures Trust 2013-I-H-R** ("Grantor"), having an address 800 E. Northwest Highway, Suite 821, Palatine, IL 60074 these presents does hereby CONVEY unto **Brian* Lubrano** (Grantee"), having an address of 1810 N. Normandy Court, Arlington Heights, IL 60004 for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, all interest in the Real Estate situated in the County of Cook, in the State of Illinois, and legally described on Exhibit A attached hereto and by this reference made a part hereof (the "Premises").

* J.

Permanent Index Number: 02-01-100-015-1279

Property Address: 839 E. Coach Road, Unit 7, Palatine, IL 60074

Together with all and singular the hereditaments and appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, 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 Grantee, its heirs and assigns forever.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's successors and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

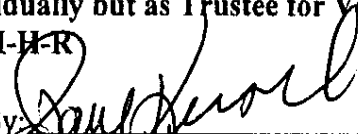
IN WITNESS WHEREOF, this Special Warranty Deed is executed as of the 7th day of March 2018.

FIRST AMERICAN TITLE
FILE # 2906410

Vertical stamp: S, P, S, S, INT with handwritten numbers 3 and 10.

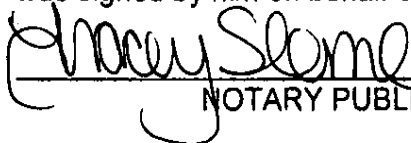
UNOFFICIAL COPY

By: **Wilmington Savings Fund Society, FSB,
doing business as Christiana Trust, Not
Individually but as Trustee for Ventures Trust
2013-I-H-R**

By: 
Paul Kessel

STATE OF ILLINOIS)
) SS.
COUNTY OF)

On this 7th day of March 2018, Paul Kessel personally appeared before me, whose identity is personally known to me and by who by me duly Sworn/affirmed, did say that he is the Power of Attorney for Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, Not Individually but as Trustee for Ventures Trust 2013-I-H-R and that said document was signed by him on behalf of said Trust.




NOTARY PUBLIC



My Commission Expires: 7/26/20

Please Mail Tax Bills To:

Brian Lubrano
839 E. Coach Road
Unit 7
Palatine, IL 60074

REAL ESTATE TRANSFER TAX		20-Mar-2018
	COUNTY:	66.50
	ILLINOIS:	133.00
	TOTAL:	199.50

02-01-100-015-1279 | 20180301618954 | 0-163-372-576

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 1735-7 IN KINGSBROOKE OF PALATINE CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OF THE NORTHWEST ONE QUARTER (1/4) OF THE NORTHWEST ONE QUARTER (1/4) OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25234962 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 02-01-100-015-1279

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