



1817206047D

Return To:
Kevin C. Wille
Demchenko Kashuba LLC
2 Northfield Plaza, Suite 310
Northfield, IL 60093

This Instrument Prepared by
Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:
Boris Bihovski
1610 Pennsbury Ct, Unit C2
Wheeling, IL 60090

File: 101-10044290

Doc# 1817206047 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/21/2018 10:25 AM PG: 1 OF 4

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 27 day of April, 2018, by and between WILMINGTON SAVINGS FUND SOCIETY, FSB, as trustee of Stanwich Mortgage Loan Trust A, whose mailing address is 1600 S Douglass Road, Suite 130A, Anaheim, CA 92806, hereinafter called GRANTOR, grants to Boris Bihovski and Natalya Zaychik, Husband and Wife, as Joint Tenants whose address is 1610 Pennsbury Ct, Unit C2, Wheeling, IL 60090, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$85,150.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

P.I.N.: 03-06-400-036-1039

Property Address: 759 Trace Drive, Unit 103, Buffalo Grove, IL 60089

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

REAL ESTATE TRANSFER TAX

21-Jun-2018



COUNTY: 42.75
ILLINOIS: 85.50
TOTAL: 128.25

BW

UNOFFICIAL COPY

And the Grantor hereby covenants with said GRANTEE that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

WILMINGTON SAVINGS FUND SOCIETY,
FSB, as trustee of Stanwich Mortgage Loan Trust
A

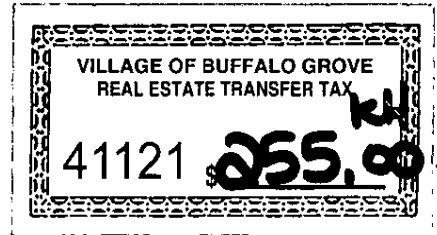
By: CARRINGTON MORTGAGE SERVICES,
LLC, as attorney in fact

By: Scott Hosen
REO Manager
Carrington Mortgage Services, LLC, Attorney in Fact

Name/Title: _____

STATE OF _____

COUNTY OF _____



The foregoing instrument was hereby acknowledged before me this ___ day of _____, 2018, By: _____ Title: _____ For: CARRINGTON MORTGAGE SERVICES, LLC, as attorney in fact for WILMINGTON SAVINGS FUND SOCIETY, FSB, as trustee of Stanwich Mortgage Loan Trust A, who is personally known to me or who has produced _____, as identification, and who signed this instrument willingly.

See Attached

Notary Public

My commission expires: _____

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

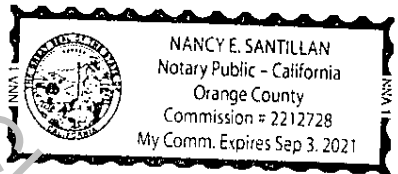
State of California
County of Orange

On April 27, 2018 before me, Nancy E. Santillan Notary Public
(insert name and title of the officer)

personally appeared Scott Hazen
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature  (Seal)

Property of Orange County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

The following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

UNIT 3-103 IN SANDPIPER CONDOMINIUM, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND DELINEATED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 26116685 IN THE WEST 8 ACRES OF THE EAST 30 ACRES OF THE SOUTH 60 ACRES OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 03-06-400-036-1039. Commonly known as 759 Trace Drive, Apt. 103, Buffalo Grove, IL 60089.

Proposed by Cook County Clerk's Office