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Return To:

Kimberly M. Reed
Taft Stettinius & Hollister
111 E. Wacker Drive
Ste 2800
Chicago, Illinois 60601


This Instrument Prepared by

Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:

Nina Kawalek and Vikram
Chandel
4924 Central Avenue
Western Springs, IL 60558

File: 101-10138561



Doc# 19254440800 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 09/11/2019 03:10 PM PG: 1 OF 4

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 7 day of August, 2019, by and between WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A, whose mailing address is 1600 S Douglass Rd Ste 130A, Anaheim, CA 92806, hereinafter called GRANTOR, grants to VIKRAM CHANDEL and NINA KAWALEK, Husband and Wife, as Tenants by the Entirety, whose address is 4924 Central Avenue, Western Springs, IL 60558, 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 \$606,250.00 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, wit:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

P.I.N.: 01-04-100-012-0000

Property Address: 276 Donlea Road, Barrington Hills, IL 60010

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.

REAL ESTATE TRANSFER TAX 11-Sep-2019



COUNTY:	303.25
ILLINOIS:	606.50
TOTAL:	909.75

01-04-100-012-0000

20190801668292 | 0-315-050-592

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

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: *[Signature]* **AUG 07 2019**
Name/Title: Stacy Behar Authorized Signer

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was hereby acknowledged before me this ____ day of _____, 2019, 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 neither 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.

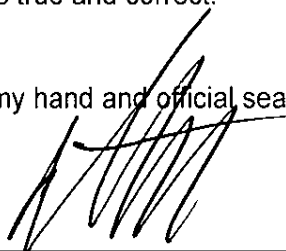
State of California
County of Orange

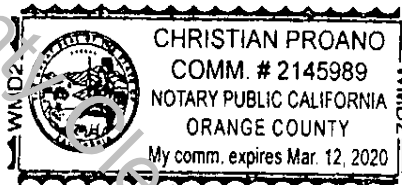
On August 7, 2019 before me, Christian Proano - Notary Public
(insert name and title of the officer)

personally appeared Stacy Behan
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 Clerk's Office

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EXHIBIT A

PARCEL 1: THAT PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42, NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 9.20 FEET EAST OF THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER AS MEASURED ON NORTH LINE OF SOUTH 52 RODS OF WEST HALF OF SAID NORTHWEST QUARTER EXTENDED EAST, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF BARRINGTON DONLEA SUBDIVISION, A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 17133235; THENCE NORTHERLY ALONG THE WEST LINE OF BARRINGTON DONLEA SUBDIVISION A DISTANCE OF 588.07 FEET TO A POINT IN A LINE 1406.30 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF NORTHWEST QUARTER OF SECTION 4 AFORESAID; THENCE WEST ALONG THE AFORESAID PARALLEL LINE A DISTANCE OF 329.40 FEET TO A POINT ON THE CENTER LINE OF A PRIVATE ROAD; THENCE NORTH 39 DEGREES, 16 MINUTES, 30 SECONDS EAST, 76.20 FEET; THENCE CONTINUING NORTH 23 DEGREES, 34 MINUTES, 30 SECONDS, EAST ALONG SAID CENTER LINE, 80.90 FEET; THENCE WEST AND PARALLEL WITH NORTH LINE OF WEST HALF OF SAID NORTHWEST QUARTER 392.71 FEET TO THE POINT OF BEGINNING; THENCE ON AN 87 DEGREES 38 MINUTES 20 SECONDS ANGLE TO THE LEFT OF THE LAST DESCRIBED COURSE, 716.12 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 52 RODS OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE WEST ALONG THE AFORESAID LINE 300.00 FEET TO A POINT 370.70 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTH 52 RODS OF SAID WEST HALF; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, 590.00 FEET; THENCE ON A 39 DEGREES 48 MINUTES 18 SECONDS ANGLE TO THE RIGHT OF THE LAST DESCRIBED COURSE, 159.63 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, 226.00 FEET, TO THE POINT OF BEGINNING.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, CREATED BY THE GRANT MADE BY ORIN W. VOLD, AS TRUSTEE, TO FREDERICK A. MEYTHALER AND DOROTHY P. MEYTHALER, HIS WIFE, DATED APRIL 22, 1964 AND RECORDED MAY 14, 1964, AS DOCUMENT 19127580; 20 FEET IN WIDTH, THE CENTER LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 9.20 FEET EAST OF THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 4, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN MEASURED ON THE NORTH LINE OF THE SOUTH 52 RODS OF THE WEST HALF OF SAID NORTHWEST QUARTER, EXTENDED EAST, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF BARRINGTON DONLEA SUBDIVISION, A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 17133235; THENCE NORTHWESTERLY ON A 41 DEGREES, 42 MINUTES, 17 SECONDS ANGLE TO THE RIGHT AS MEASURED FROM WEST TO NORTH ON THE NORTH LINE OF THE SOUTH 52 RODS, 175.9 FEET; THENCE ON A 40 DEGREES, 00 MINUTES ANGLE TO THE LEFT OF THE LAST DESCRIBED COURSE, 167.0 FEET; THENCE ON A 19 DEGREES 01 MINUTES ANGLE TO THE RIGHT OF THE LAST DESCRIBED COURSE, 279.2 FEET; THENCE ON A 25 DEGREES 30 MINUTES ANGLE TO THE LEFT OF THE LAST DESCRIBED COURSE, 315.0 FEET; THENCE ON A 15 DEGREES ANGLE TO THE RIGHT OF THE LAST DESCRIBED COURSE TO THE WEST LINE OF PARCEL 1, TO THE POINT OF TERMINATION OF SAID STRIP (EXCEPT THAT PART THEREOF FALLING WITH PARCEL 1) ALL IN COOK COUNTY, ILLINOIS.