

UNOFFICIAL COPY

Doc#: 2318147091 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/30/2023 11:47 AM Pg: 1 of 3

Dec ID 20230601648387
ST/CO Stamp 0-246-779-600 ST Tax \$141.00 CO Tax \$70.50

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg IL 60173

After Recording Return To:
Joel T Kurian and Teresa Kurian
8900 David Place, Unit 2H,
Des Plaines, IL 60016

Mail Tax Statements To: Joel T Kurian and Teresa Kurian; 8900 David Place, Unit 2H, Des Plaines, IL 60016

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
09 - 10 - 401 - 085 - 1016

SPECIAL WARRANTY DEED

WILMINGTON SAVINGS FUND SOCIETY FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2020-3TT, whose mailing address is 425 South Financial Place, Suite 2000, Chicago, IL 60605, hereinafter grantor, for \$141,000.00 (One Hundred Forty One Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Joel T Kurian and Teresa Kurian, hereinafter grantee, whose tax mailing address is 8900 David Place, Unit 2H, Des Plaines, IL 60016, the following real property:

PARCEL 1: UNIT 208-H TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COURTLAND SQUARE CONDOMINIUM AS DELINIATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25053461, IN THAT PART OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 10, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SWD Page 1 of 3 8900 David Place, Unit 2H, Des Plaines, IL 60016

property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax. (6-21-23)



City of Des Plaines

UNOFFICIAL COPY

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED MARCH 1, 1979 AND RECORDED JULY 17, 1979 AS DOCUMENT NUMBER 25053432 AND RE-RECORDED AS DOCUMENT 25217261 AND AS CREATED BY DEED RECORDED AS DOCUMENT 25340217, IN COOK COUNTY, ILLINOIS.

Property Address is: 8900 David Place, Unit 2H, Des Plaines, IL 60016

Seller makes 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 seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: Prior Instrument Information to Be Filed in by the County Clerk upon Recording.

UNOFFICIAL COPY

Executed by the undersigned on 05/04/2023 :

WILMINGTON SAVINGS FUND SOCIETY FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2020-3TT by Fay Servicing LLC, As attorney in fact

By: *[Signature]*

Name: Miriam Brooks

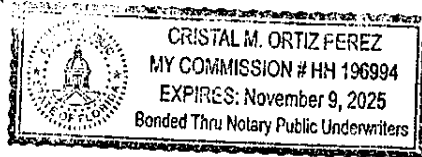
Its: CEO Carter

Witness: *[Signature]*

Witness: *[Signature]*

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on 05/04/2023 by Miriam Brooks its CEO Carter on behalf of **WILMINGTON SAVINGS FUND SOCIETY FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2020-3TT by Fay Servicing LLC, as Attorney in Fact**, who has produced D.L. as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Signature]
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code

Date: _____

Buyer, Seller or Representative