

# UNOFFICIAL COPY



Doc#: 0807745145 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/17/2008 01:51 PM Pg: 1 of 3

## WARRANTY DEED

**SERGEI A. FEDORUK**, an unmarried man, 440 N. McClurg, #305, Chicago, IL 60611 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **CDCT LAND COMPANY, LLC**, an Illinois limited liability company, 440 McClurg Court, Unit 817, Chicago, IL 60611 ("Grantee") the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments and general real estate taxes for the year 2007, and subsequent years.

2ND FVST

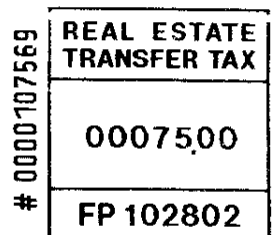
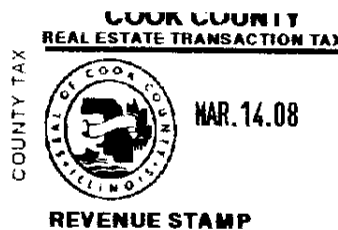
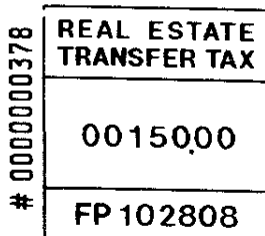
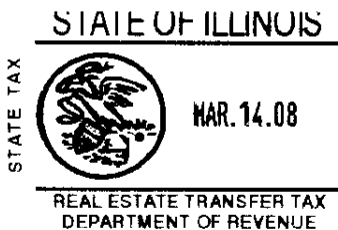
Permanent Real Estate Index Number: 17-10-219-029-1139

Address of Real Estate: 440 N. McClurg, Unit 814-S, Chicago, IL 60611

hereby releasing any claim which Grantors may have under the Homestead Exemption Laws of the State of Illinois

3895


OT 1 SA3668838 WAD BK 1077BS 1081



BWD 334

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Dated: 3/4, 2008

  
Sergei A. Fedoryk

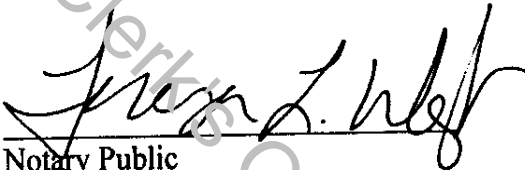
Name and Address of Taxpayer:  
CDCT Land Company, LLC  
440 N. McClurg, Unit 817  
Chicago, IL 60611

STATE OF ILLINOIS )  
                                  SS)  
COUNTY OF COOK )

### ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Sergei A. Fedoryk**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

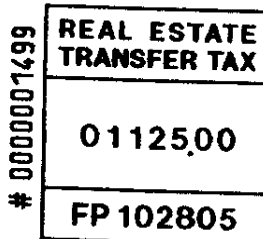
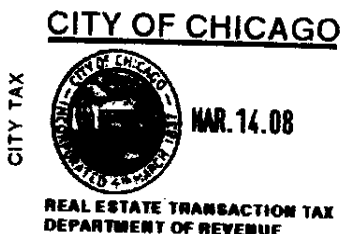
Given under my hand and under this seal this 4<sup>th</sup> day of March, 2008

  
Notary Public



Prepared By:  
Gregory A. Braun, Esq.  
217 North Jefferson  
1st Floor  
Chicago, Illinois 60661

Return to:  
CDCT Land Company, LLC  
440 McClurg Ct #817  
CHICAGO, IL 60611



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STREET ADDRESS: 440 NORTH MCCLURG, UNIT 814-S  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 17-10-219-029-1139

**LEGAL DESCRIPTION:**

**PARCEL 1:**

UNIT 814-S IN CITYVIEW CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF CITY VIEW CONDOMINIUMS OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF CITY FRONT PLACE CENTER RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97804544, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 28, 1997 AS DOCUMENT NUMBER 97804545.

Property of Cook County Clerk's Office