

UNOFFICIAL COPY



Doc#: 0917741014 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/26/2009 09:47 AM Pg: 1 of 3

**SPECIAL
WARRANTY DEED**
Statutory (Illinois)
(Corporation to Individual)

First American Title
Order # 1906375
112

Above Space for Recorder's use only

AMERICAN HOME MORTGAGE SERVICING, INC duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to SPAS SIRAKOV 3109 N. CALIFORNIA, CHICAGO, ILLINOIS, 60618

(Name and Address of Grantee)

the following described Real Estate situated in the County of COOK in the state of Illinois, to wit:

Parcel 1:

Unit 1927-3 in the 1927 West Irving Park Condominium as delineated on a survey of the following described real estate:

Lot 11 in Block 4 in Ford's Subdivision of Block 3, 4, 5, 14, 15 and Lots 1, 2 and 3 of Block 16 of Subdivision of Section 19, Township 40 North Range 14 East of the Third Principal Meridian (except the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter and the East Half of the Southeast Quarter in Cook County, Illinois.

Which survey is attached as an Exhibit "A" to Declaration of Condominium Ownership and of Easements Restrictions, Covenants and by Laws recorded May 1, 2006 as Document 0612139072, together with its undivided percentage interest in the common elements, and as amended from time to time.

Parcel 2:

The exclusive right to the use of Parking Space P-2, a limited common elements, as set forth in the Declaration of Condominium recorded May 1, 2006 as Document 0612139072.

This conveyance and the warranties contained herein are hereby expressly made subject to general real estate taxes not yet due and payable, special taxes and assessments, building lines, use or occupancy restrictions, conditions and covenants of record, zoning laws and ordinances, public and utility easements, public roads and highways, drainage ditches, feeders, laterals and drain tile, pipe or other conduit, party well rights and agreements.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

Permanent Real Estate Index Number(s): 14-19-200-034-1003

Address(es) of Real Estate: 1927 IRVING PARK RD., CHICAGO, ILLINOIS, 60613

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STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

JUN. 23. 09

081262780 # 00000000

REAL ESTATE TRANSFER TAX
00189.00
FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP

JUN. 23. 09

081262780 # 00000000

REAL ESTATE TRANSFER TAX
00094.50
FP 103028

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

JUN. 23. 09

081262780 # 00000000

REAL ESTATE TRANSFER TAX
01984.50
FP 102812

PROPOSED
 Cook County Clerk's Office

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its ASST SEC, this 10th day of APRIL, 2009.

AMERICAN HOME MORTGAGE SERVICING, INC

Impress
Corporate Seal
Here

By [Signature]
Sindi Sbarbano,
AS Assistant Secretary

State of California)
County of Orange

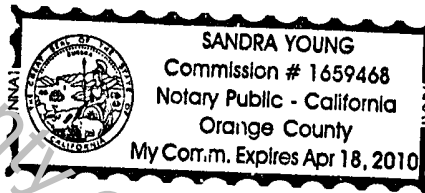
On 4/10/09 before Sandra Young, Notary Public, personally appeared Sindi Sbarbano,

AMERICAN HOME MORTGAGE SERVICING, INC 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 [Signature] Sandra Young
My Commission Expires: Assistant Secretary



This instrument was prepared by ANGELICA J. NORRIS, 190 LIBERTY RD., UNIT 2, CRYSTAL LAKE, ILLINOIS 60014

SEND SUBSEQUENT TAX BILLS TO:
Spas Sbarbano (092100)
1927 W. Irving Park Rd., Unit 3
Chicago IL 60613

SEND RECORDED DEED TO:
Hymon & Blair PC (092100)
1411 McHenry Rd., Ste 125
Buffalo Grove IL 60089