

UNOFFICIAL COPY



PREPARED BY:

Codilis & Associates, P.C.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

Doc#: 0936318029 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/29/2009 11:42 AM Pg: 1 of 2

MAIL TAX BILL TO:

Valentin Nedialkov and Nedialko Nedialkov and
Angelina Nedialkova
7867 W. OAKLEAF AVE, Elmwood PK
IL 60707

MAIL RECORDED DEED TO:

Valentin Nedialkov and Nedialko Nedialkov and
Angelina Nedialkova
7867 W OAKLEAF AVE
Elmwood PK, IL 60707

SPECIAL WARRANTY DEED

THE GRANTOR, Nationstar Mortgage, LLC, a corporation organized and existing under the laws of the State of Delaware, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Valentin Nedialkov and Nedialko Nedialkov and Angelina Nedialkova a married couple of 8208 W Smith Ln Apt #1R River Grove, IL 60171- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 23 IN BLOCK 41 IN WESTWOOD, BEING MILLS AND SON'S SUBDIVISION IN THE WEST HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

12-25-300-023
7867 W. Oakleaf Avenue, Elmwood Park, IL 60707

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Cook County Clerk's Office

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Special Warranty Deed - Continued

Dated this 2 Day of Nov 20 09

Nations Mortgage, LLC

By

STATE OF Texas)
COUNTY OF Tarrant) SS.

[Handwritten Signature]

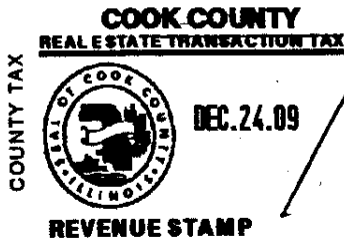
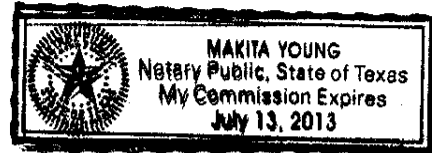
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 2 Day of Nov 20 09

[Handwritten Signature]

Notary Public
My commission expires: 7-13-13

Exempt under the provisions of _____
Section 4, of the Real Estate Transfer Act _____ Date _____
Agent.

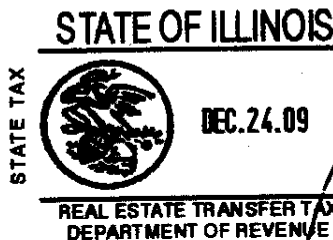


REAL ESTATE TRANSFER TAX
00095.00
FP 103042



Village of Elmwood Park
Real Estate Transfer Stamp

950.00



REAL ESTATE TRANSFER TAX
00190.00
FP 103037