

Doc#: 1003233011 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/01/2010 08:52 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INDENTURE, made this
27th day of January, 2010
between YURI M. SHIDENKO AND
SONYA M. ARKO,
husband and wife, as tenants by the entirety,
party of the first part, and MICHAEL STRAMA,
residing at 1251 Abbey Oaks Drive,
Lemont, Illinois 60439,

party of the second part, WITNESSETH,
that the party of the first part,
for and in consideration of the sum of

\$10.00 Dollars and other good and valuable
consideration in hand paid by the party of

(Above Space for Recorder's Use Only)

the second part, the receipt whereof is hereby
acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of
the second part, FOREVER, all the following described real estate, situated in the County of Cook and
State of Illinois known and described as follows, to wit:

UNIT 802 IN THE CITY VIEW TOWER AT RANDOLPH CONDOMINIUM, AS DELINEATED ON
THE PLAT SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 22, 23, 24, 25 AND THE WEST 1.16 FEET OF LOT 26 IN BLOCK 65 IN
CANAL TRUSTEES' SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF
CONDOMINIUM RECORDED JUNE 20, 2003 AS DOCUMENT NO. 0317131090, AS AMENDED
FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE
COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-09-319-021-1026

Together with all and singular the hereditaments and appurtenances thereunto belong, or in
anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits
thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part,
either in law or in equity of, in and to the above described premises, with the hereditaments and
appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto
the party of the second part, forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree to
and with the party of the second part, and successors, that it has not done or suffered to be done anything
whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except
as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons
lawfully claiming, or to claim the same, by, through or under it, subject only to real estate taxes for the
year 2009 and subsequent taxes; any and all easements, rights-of-way, streets, highways and valid
restrictions presently existing and of record; rights of tile and drainage ditches; any applicable zoning

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ordinances; covenants, conditions and restrictions as shown on the recorded plat; acts of the party of the second part; and title exceptions specified in Chicago Title Insurance Company Title Commitment No. 1401 008489510 D1 dated December 1, 2009.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[signature page follows]
[remainder of this page intentionally left blank]

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



JAN. 28. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0021800


FP 103024

0000000023

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JAN. 28. 10

REVENUE STAMP

REAL ESTATE TRANSFER TAX


0010900

FP 103022

0000000023

CITY TAX

CITY OF CHICAGO



JAN. 28. 10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0228900

FP 103023

000001626

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IN WITNESS WHEREOF, the undersigned have executed this Special Warranty Deed as of the day and year first above written.

[Signature]
 Yuri M. Shidenko

[Signature]
 Sonya M. Arko

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a notary public in and for said County and State aforesaid, do hereby certify that on this day personally appeared before me Yuri M. Shidenko, personally known to me to be the same person whose name is subscribed to the foregoing instrument, and he acknowledged that he signed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 27th day of January, 2010.

[Signature]
 Notary Public

Commission Expires: 02/05/2013



STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a notary public in and for said County and State aforesaid, do hereby certify that on this day personally appeared before me Sonya M. Arko, personally known to me to be the same person whose name is subscribed to the foregoing instrument, and she acknowledged that she signed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 27th day of January, 2010.

[Signature]
 Notary Public

Commission Expires: 02/05/2013



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THIS INSTRUMENT WAS PREPARED BY

Yuri M. Shidenko
6226 North Leona Avenue
Chicago, Illinois 60646

SEND SUBSEQUENT TAX BILLS
TO:

Michael Strama
720 West Randolph Street, Unit 802
Chicago, Illinois 60661

AFTER RECORDING MAIL TO:

Michael Strama
720 West Randolph Street, Unit 802
Chicago, Illinois 60661

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