UNOFFICIALIDAPY

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 anually, 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 proof by the party of the second part, the receipt whereof is hereby

(Above Space for Recorder's Use Only)

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 SCUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PREVCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIB!? "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 thereume 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

4

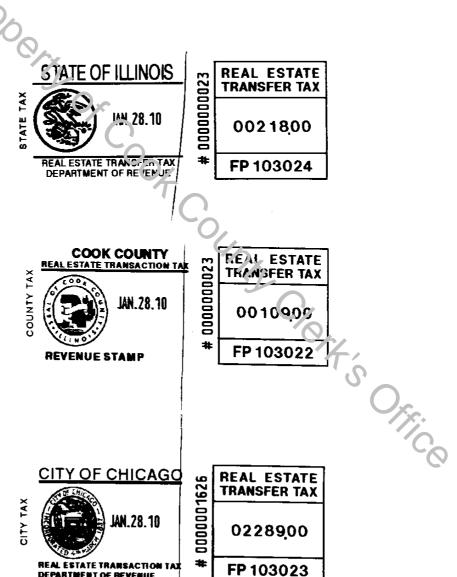
1003233011D Page: 2 of 4

UNOFFICIAL COP

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]



DEPARTMENT OF REVENUE

1003233011D Page: 3 of 4

UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned have executed this Special Warranty Deed as of the day and year first above written. 8. arho uri M. Shidenko STATE OF ILLINOIS) SS. COUNTY OF COOK _, a notary public in and for said County and State aforesaid, do hereby certify that on this Ay 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 officia' seal this day of **Commission Expires** OFFICIAL SEAL MICHELLE E CROCKETT Ncta: Public - State of Illinois STATE OF ILLINOIS) My Commission Expires Feb 5, 2013 SS. **COUNTY OF COOK** , 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 purpose therein set forth. GIVEN under my hand and official seal this 21 day of _ Commission Expires: 02/05 OFFICIAL SEAL MICHELLE E CROCKETT (AFFIX EAL) Notary Public - State of Illinois

My Commission Expires Feb 5, 2013

1003233011D Page: 4 of 4

UNOFFICIAL COPY

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 Stram?
720 West Randoirh Street, Unit 802
Chicago, Illinois 60651