

# UNOFFICIAL COPY



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



**Doc#:** 1011955037 **Fee:** \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/29/2010 10:58 AM Pg: 1 of 3

**MAIL TAX BILL TO:**  
Zara Sargsyan and Igor Groysman  
2294 Avalon Dr.  
Buffalo Grove, IL 60089

**MAIL RECORDED DEED TO:**  
Zara Sargsyan and Igor Groysman  
2294 Avalon Dr.  
Buffalo Grove, IL 60089

Ticon Title 929985

## SPECIAL WARRANTY DEED

THE GRANTOR, Bank of America, National Association as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificate Holders of Bear Stearns Asset Backed Securities I LLC Asset Backed Certificates, Series 2004-HE5, by EMC Mortgage Corporation, as Attorney in Fact, a corporation organized and existing under the laws of the State of \_\_\_\_\_, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Zara Sargsyan and Igor Groysman of 2294 Avalon Dr Buffalo Grove, IL 60089, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 13 IN LONETREE SUBDIVISION UNIT NO. 1, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 940.93 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

04-05-306-005  
3460 Tamarind Drive, Northbrook, IL 60062

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.

Property of Cook County Clerk's Office

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Special Warranty Deed - Continued

Dated this 29 Day of MARCH 20 10



Bank of America, National Association as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificate Holders of Bear Stearns Asset Backed Securities I LLC Asset Backed Certificates, Series 2004-HE5, by EMC Mortgage Corporation, as Attorney in Fact

By [Signature]

**Terence Free**  
Assistant Vice President

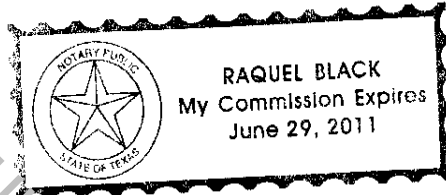
STATE OF TEXAS )  
COUNTY OF DENTON ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that TERENCE FREE, AVP, 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.

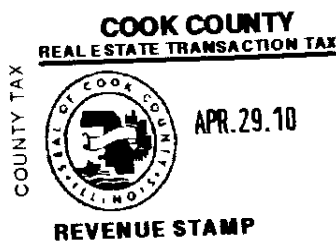
Given under my hand and notarial seal, this 29 Day of MARCH 20 10

[Signature]  
Notary Public  
My commission expires: \_\_\_\_\_

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



REAL ESTATE TRANSFER TAX
00 100.00
# 0000010785 FP 103043



REAL ESTATE TRANSFER TAX
00050.00
# 0000010662 FP 103046

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## LEGAL DESCRIPTION FOR FILE # 14-09-29985

**Legal Description:**

LOT 13 IN LONETREE SUBDIVISION UNIT NO. 1, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 940.93 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

**Permanent Index Number:**

04-05-306-005

**Property Address:**

3460 Tamarind Drive  
Northbrook, IL 60062

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