

UNOFFICIAL COPY



Doc#: 1027826018 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/05/2010 08:25 AM Pg: 1 of 2

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

MAIL TAX BILL TO:
Nikolay S. Kouroudjiev
7318 N. Winchester Avenue, Unit 1S,
Chicago, IL 60626

MAIL RECORDED DEED TO:
Nikolay S. Kouroudjiev *James Zazakis*
4315 N. LINCOLN
CHICAGO IL 60618

SPECIAL WARRANTY DEED

THE GRANTOR, Wachovia Mortgage Corporation, 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 Nikolay S. Kouroudjiev, _____ of 4320 N Menard Chicago, IL 60634, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NO. 7318-1S IN THE 7314-22 NORTH WINCHESTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 8 (EXCEPT THE NORTH 19.50 FEET THEREOF) AND LOTS 9, 10 AND 11 IN JACOB HARLEY'S RESUBDIVISION OF PART OF BLOCK 1 IN MURPHY'S ADDITION TO ROGEE'S PARK IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 29TH, 2007 AS DOCUMENT NO. 0733303139, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

11-30-408-082-1036
7318 N. Winchester Avenue, Unit 1S, Chicago, IL 60626

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.

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606-4650
Search Department

S Y
P 2
S _____
SC Y
INT CJ

159813162001 11

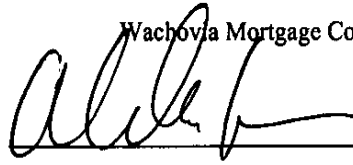
UNOFFICIAL COPY

Special Warranty Deed - Continued

Dated this 3rd Day of September 2010

Wachovia Mortgage Corporation

By

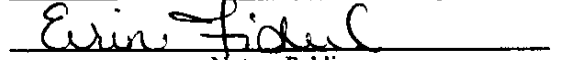


MELANIE HOPKE
Vice President Loan Documentation

STATE OF IOWA)
) SS.
COUNTY OF POLK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MELANIE HOPKE, 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.

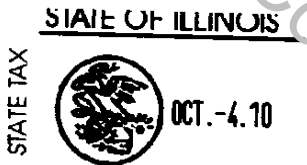
Given under my hand and notarial seal, this 3 Day of SEPTEMBER 2010



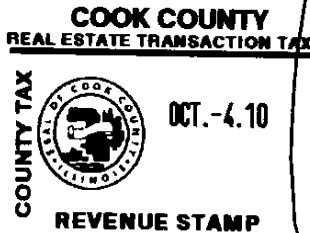
My commission expires



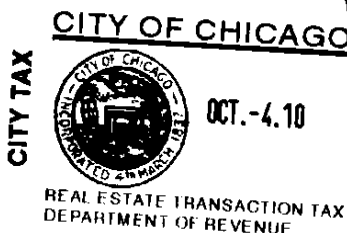
Exempt under the provisions of _____
Section 4, of the Real Estate Transfer Act _____ Date _____
Agent.



0000000380
REAL ESTATE TRANSFER TAX
0001900
FP326652



0000000711
REAL ESTATE TRANSFER TAX
0000950
FP326665



0000002279
REAL ESTATE TRANSFER TAX
0019950
FP326650