10029731242/

UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO:

Vasyl Magura 910 Beau Drive Unit #205, Des Plaines, IL 60016 10258 170

Doc#: 1028812017 Fee: \$38.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds Date: 10/15/2010 09:13 AM Pg: 1 of 2

MAIL RECORDED DEED TO:

Edward Kogan 1020 N Milwaukee Ave, Ste 126 Deerfield, IL 60015-3551



SPECIAL WARRANTY DEED

THE GRANTOR, Federal Home Loan Mortgage Corporation, 5000 Plano Parkway Carrollton, TX 75010-, a corporation organized and existing under the laws of the State of Texas, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GF ANTS, CONVEYS AND SELLS TO Vasyl Magura, Unmarrial memory of Lago 1. (2011), all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 910-205 IN ELMDALE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST. 1/4 (EXCEPT THE SOUTH 34 ACRES THEREOF) OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRL PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE N OR THE N OR THE SAID SECTION 24; THENCE EASTWARD ALONG THE NORTH LINE OF SAID SECTION 24, NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 575.58 FEET TO A POINT BEING 757.12 FEET WEST OF THE NORTHEAST CORNER OF THE SAID WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24; THENCE SOUTH 1 DEGREE 29 MINUTES 20 SECONDS EAST, A DISTANCE OP 653.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 1 DEGREES 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 906.59 FEET TO A POINT ON THE NORTH LINE THE SAID SOUTH 34 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24; THENCE EASTWARD ALONG THE SAID NORTH LINE, NORTH 89 DEGREES 01 MINUTES 09 SECONDS EAST, A DISTANCE OF 566.01 FEET TO A POINT BEING 191.01 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OP THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE NORTH 01 DEGREES 29 MINUTES 20 SECONDS WEST, A DISTANCE OF 901.84 FEET; THENCE SOOTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 566.08 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO 03:5532108 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

08-24-100-029-1019 08-24-100-008 (underlying) 910 Beau Drive Unit #205, Des Plaines, IL 60016

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.

Dated this 25 Day of AUGUST 20 10

SCV

1 S. Wacker Rd., STE 2400 Creago, II 50606-4650 Attn:Search Department Exempt deed or instrument eligible for recordation without payment of tax

City of Des Plaines

1028812017D Page: 2 of 2

UNOFFICIAL COPY Special Warranty Deed - Continued

	Federal Home Loan Mortgage Corporation
	By: Attorney in Fact
	" Cleurla Galykils
STATE OF TU)	
) SS.	
COUNTY OF DYPOSE)	
	, in the State aforesaid, do hereby certify that Federal Home Loan
Mortgage Corporation, by Christina Babakitis, Attorney in Fact, p	
is are subscribed to the foregoing instrument, appeared before me the 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 notar	and 1
Given under my nand and notal	Day of All Com
	Notary Public
	My commission expires: 1108 5011
Evenue and a the provisions of	,
Exempt under the provisions of Section 4, of the Real Estate Transfer Act Date	•
Agent.	OFFICIAL SEAL
C	LEANNE C WILSON NOTARY PUBLIC - STATE OF ILLINOIS
	MY COMMISSION EXPIRES:11/08/11
	Cemman Comment
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State 128, 120 0CT. 12. 10	
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PEAL ESTATE TRANSFERIAL ADEPARTMENT OF REVENUE	FP326652
DEPARTMENT OF REVENUE	11 020032
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COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE
X AND LEGISTE THANSACTION TAX	TRANSFER TAX 00043,25
E 007.12.10	0004005
	B 00043,25
REVENUE STAMP	* FP326665
HEVERUE SIAMP	/1 525555 1