



Doc#: 1032726012 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/23/2010 08:28 AM Pg: 1 of 4

MAIL TO:

Martha Rubin  
3330 Dundee St  
Chicago, IL 60642

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

100366804307 1/2

THIS INDENTURE, made this 25th day of October, 2010, between **Fannie Mae a/k/a Federal National Mortgage Association**, a corporation organized and existing under the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, and **Alexander Nikitin**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and 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 equity, of, in and to the above described premises, with the hereditament and appurtenances. TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S) **03-12-302-037-0000**  
PROPERTY ADDRESS(ES):

**449 Buckeye Drive O, Wheeling, IL, 60090**

S Y  
P B  
S N  
SC Y  
INT RP

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



# UNOFFICIAL COPY

## EXHIBIT A

Parcel 1: Building 6, Unit 6, in Harmony Village, being a Subdivision in Section 11 and 12, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on October 2, 1973 as Document Number 2720033, in Cook County, Illinois.

Parcel 2: Easement for ingress and egress for the benefit of Parcel 1 and as set forth and defined in the Document filed as Document Number LR2720034.

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

**2 COMMUNITY BLVD  
 Wheeling, Illinois 60090  
 (847) 459-2600 • Fax (847) 459-9692**

**VILLAGE OF WHEELING TRANSFER CERTIFICATE**

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 449 BUCKEYE DR has paid in full all water, sewer, garbage fees, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By: 

Name: Carol Tress

Title: Utility Billing and Revenue Collection Coordinator

Date: 10/27/2010