UNOFFICIAL COMPANIANT

MAIL TO:

MOTING

3330 DYRUP ST CH

SPECIAL WARRANTY DEED

(CORPORATION TO INDIVIDUAL)

ILLINOIS

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

THIS INDENTURE, made this Ith 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 (Isn 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

C0266804307

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

P 3 SN SC Y

Attorneys' Title Guaranty Fund, Inc. 1 S. Wacker Rd., STE 2400 Clicago, V. 6060(.... Attn:Search Department

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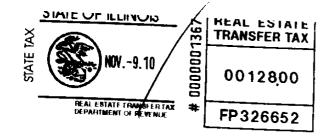
UNOFFICIAL COPY

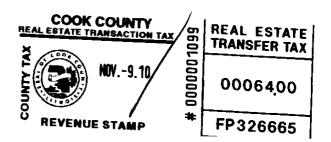
Fannie Mae a/k/a Federal National Mortgage Association

PLACE CORPORATE
SEAL HERE

By: Katherine H. J. J. L.
As Attorney in Fact

STATE OF TILINOIS)
COUNTY OF COUNTY OF COUNTY OF
I, Dande L. Crifin the undersigned, a notary public in and for said County, in the State aforesaid, do
hereby certify that, personally known to me to be the attorney in
fact for Fannie Mae a/k/a Federa National Mortgage Association, and 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 severally acknowledged that he she hey 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 mothered, and official seal this 25 day of Cotober, 2010. RHONDA L GRIFFIN MY COMMISSION EXPIRES:03/16/11 NOTARY DUBLIC NOTARY DUBLIC
My commission expires:
This instrument was prepared by PIERCE & ASSOCIATES, F.C.,
1 North Dearborn Suite 1300 Chicago II 60602
Exempt under the provision of
Exempt under the provision of
PLEASE SEND SUBSEQUENT TAX BILLS TO:
A Jepann Mi Kidin
440 Briken Kills
W remy of 1





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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 Clark's Office

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

V)LLAGE 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 nes paid in full all water, sewer, garbage fees, local ordinance fines, citations and peralties 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 BUYFR IF NOT PAID BY THE SELLER AT CLOSING. Office

Ву:	Caraldes
Name:	Carol Tress
Title:	<u>Utility Billing and Revenue Collection Coordinator</u>
Date:	10/27/2010

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