

# UNOFFICIAL COPY

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



Doc#: 1108012130 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/21/2011 11:34 AM Pg: 1 of 2

**MAIL TAX BILL TO:**  
ALIN DRAGOMIR  
2400 W. Balmoral  
Apt. 2E  
Chicago IL 60625

**MAIL RECORDED DEED TO:**  
ALIN DRAGOMIR  
2400 W. Balmoral  
Unit 2E  
Chicago, Ill 60625

S Y  
P 2  
S N  
SC Y  
INT Y

## SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage Association, PO Box 650043 Dallas, TX 75265-, a corporation organized and existing under the laws of the State of TX, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS Alin Dragomir, 1357 W. Fullerton Chicago, IL 60614-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 2400-2E IN THE BALMORAL COURTS CONDOMINIUM I, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:  
THAT PART OF THE SOUTH 1/2 OF LOT 3 (EXCEPT THAT PART OF SAID LOT FALLING IN JOHN GUINAND'S SUBDIVISION AND ALSO EXCEPT THAT PART CONDEMNED FOR WIDENING WESTERN AVENUE) IN ASSESSOR'S DIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECT ON 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF THE NORTH AND SOUTH ALLEY WHICH ADJOINS SAID PREMISES TO THE NORTH THEREOF EXTENDED SOUTH, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NO. 0708915043, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-5 AND STORAGE SPACE S-11, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0708915043.

**PERMANENT INDEX NUMBER:** 13-12-218-050-1011  
13-12-218-050-1111 (UL) and  
13-12-218-023 (UL)  
**PROPERTY ADDRESS:** 2400 W. Balmoral Avenue, Unit #2E, Chicago, IL 60625

AIGF, INC.

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.

**REAL ESTATE TRANSFER** 03/01/2011



CHICAGO: \$232.50  
CTA: \$93.00  
TOTAL: \$325.50

13-12-218-050-1011 | 20110301600003 | K0F37F

**REAL ESTATE TRANSFER** 03/01/2011



COOK \$15.50  
ILLINOIS: \$31.00  
TOTAL: \$46.50

13-12-218-050-1011 | 20110301600003 | 0Q0P44

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Special Warranty Deed - *Continued*

Dated this 25<sup>th</sup> Day of February 20 11

Federal National Mortgage Association

By [Signature] Attorney in Fact

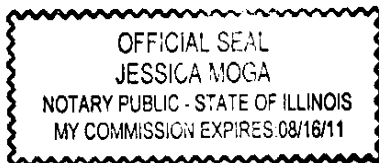
STATE OF IL )  
 ) SS.  
COUNTY OF Dupage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Brian Tracy, 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 25<sup>th</sup> Day of February 20 11

[Signature]  
Notary Public  
My commission expires: 08/16/11

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



Property of Cook County Clerk's Office