



Doc#: 1111611186 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/26/2011 03:06 PM Pg: 1 of 2

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

MAIL TAX BILL TO:
Elizabeth Montes De Oca
1722 Fayette Walk, #K
Hoffman Estates IL 60169

MAIL RECORDED DEED TO:
Elizabeth Montes De Oca
1722 Fayette Walk, #K
Hoffman Estates, IL 60169

110297316994

SPECIAL WARRANTY DEED

*MONTES

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 Alicja De Oca and Elizabeth Montes De Oca, 583 Tarpon Schaumburg, IL 60193-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

AS JOINT TENANTS

UNIT ADDRESS NO. 1722-K FAYETTE AND THE RIGHT TO EXCLUSIVE USE AND POSSESSION AS A LIMITED COMMON ELEMENT OF CARPORT PARKING SPACE NO.(NONE) IN HILLDALE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING: THAT PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED BY A LINE, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF RELOCATED HIGGINS ROAD, AS DEDICATED ACCORDING TO DOCUMENT NUMBER 12647606, 271.64 FEET (AS MEASURED ALONG THE NORTHEASTERLY LINE OF HIGGINS ROAD AFORESAID) NORTHWESTERLY OF THE POINT OF INTERSECTION OF SAID NORTHEASTERLY LINE OF HIGGINS ROAD WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT BEING ALSO THE INTERSECTION OF THE NORTHEASTERLY LINE OF RELOCATED HIGGINS ROAD, AFORESAID, AND THE CENTER LINE OF THAT EASEMENT KNOWN AS HUNTINGTON BOULEVARD, AS DESCRIBED IN THE DECLARATION AND GRANT OF EASEMENT RECORDED MAY 8, 1970 AS DOCUMENT NUMBER 21154392; THENCE NORTH AND WEST ALONG THE CENTER LINE OF SAID EASEMENT, BEING A CURVED LINE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 300.00 FEET, A DISTANCE OF 219.927 FEET, ARC MEASURE, TO A POINT OF TANGENT; THENCE NORTH 51 DEGREES 36 MINUTES 05 SECONDS WEST, 100 FEET TO A POINT OF CURVE; THENCE NORTH AND WEST ALONG A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 300.00 FEET, A DISTANCE OF 297.208 FEET, ARC MEASURE, TO A POINT OF TANGENT THENCE CONTINUING ALONG THE CENTER LINE OF SAID EASEMENT NORTH 05 DEGREES 09 MINUTES 40 SECONDS EAST, 542.183 FEET; THENCE LEAVING THE CENTER LINE OF SAID EASEMENT FOR HUNTINGTON BOULEVARD, NORTH 84 DEGREES 50 MINUTES 20 SECONDS WEST, 786.90 FEET; THENCE SOUTH 05 DEGREES 09 MINUTES, 40 SECONDS WEST, 215.00 FEET; THENCE NORTH 84 DEGREES 50 MINUTES 20 SECONDS WEST, 195.33 FEET TO A POINT ON A LINE DESCRIBED AS RUNNING FROM A POINT ON THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8, WHICH IS 306.65 FEET WEST OF THE SOUTHEAST CORNER THERE OF AND RUNNING NORTHERLY 1564.77 FEET TO A POINT WHICH IS 444.55 FEET WEST, AS MEASURED AS RIGHT ANGLES, OF THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 8, AFORESAID; THENCE SOUTH ALONG THE LAST DESCRIBED LINE OF SAID LINE EXTENDED SOUTH 581.775 FEET TO A POINT ON THE NORTHEASTERLY LINE OF RELOCATED HIGGINS ROAD, AS AFORESAID; THENCE SOUTH 74 DEGREES 41 MINUTES 56 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID ROAD, 1295.00 FEET TO THE POINT OF COMMENCEMENT (EXCEPT THAT PART FALLING IN HUNTINGTON BOULEVARD AS DESCRIBED IN DECLARATION AND GRANT OF EASEMENT RECORDED MAY 8, 1970 AS DOCUMENT NUMBER 21154392) ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY LAWS FOR HILLDALE CONDOMINIUM ASSOCIATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER A TRUST AGREEMENT DATED NOVEMBER 30, 1978 AND KNOWN AS TRUST NO. 45354, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS

INT SC S P S
1722/K

County Clerk
Cook County
Recorder of Deeds
Search Department

UNOFFICIAL COPY

Special Warranty Deed - Continued

DOCUMENT 25211897; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 07-08-101-019-1034

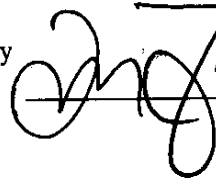
PROPERTY ADDRESS: 1722 Fayette Walk, Unit K, Hoffman Estates, IL 60169

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 4th Day of April 20 11

Federal National Mortgage Association

By



Attorney in Fact

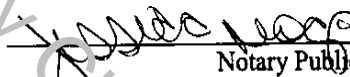
STATE OF IL

) S.

COUNTY OF Dupage

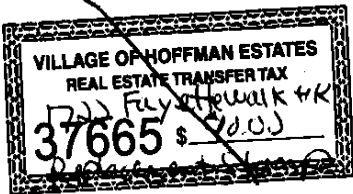
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Brian Tracy, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they 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 4th Day of April 20 11


Notary Public

My commission expires: 08/16/2011

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



REAL ESTATE TRANSFER		04/19/2011
	COOK	\$15.00
	ILLINOIS:	\$30.00
TOTAL:		\$45.00

07-08-101-019-1034 | 20110401600067 | 8N9D9W