

UNOFFICIAL COPY



Doc#: 1121604032 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/04/2011 09:31 AM Pg: 1 of 2

PREPARED BY:

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

MAIL TAX BILL TO:

Teresa Kutek and Margaret Fila
1523 Cornell Court,
Hoffman Estates, IL 60169

MAIL RECORDED DEED TO:

Teresa Kutek and Margaret Fila
1523 Cornell Court,
Hoffman Estates, IL 60169

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 United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS Teresa Kutek and Margaret Fila, as joint tenants, 1195 Higgins Qtr #301 Hoffman Estates, IL 60169-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 8-C, AS DELINEATED ON A SURVEY ATTACHED TO AND MADE A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 21ST DAY OF DECEMBER, 1973, AS DOCUMENT NUMBER LR2732977 AND RECORDED ON THE SAME DAY AS DOCUMENT NO. 22578336 AND AN UNDIVIDED .59172 PERCENT INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: OUTLOT 1 AND LOTS 1 THROUGH 39, BOTH INCLUSIVE, IN PETER ROBIN FARMS UNIT THREE, BEING A SUBDIVISION OF PART OF THE EAST HALF (1/2) OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF RECORDED APRIL 24, 1973, AS DOCUMENT 22299741 AND REGISTERED ON OCTOBER 17, 1973, AS DOCUMENT NUMBER LR 2722849, ALL IN COOK COUNTY, ILLINOIS. ALSO PARCEL 1: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AFORESAID AND AS CREATED BY TRUSTEE'S DEED FROM EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 20, 1973, AND KNOWN AS TRUST NUMBER 28387 TO JAMES M. CLARKE, DATED OCTOBER 1, 1974, AND FILED JANUARY 31, 1975, AS DOCUMENT NO. LR 2793367 FOR PARKING OVER PARKING SPACE NO. 8-C, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 07-07-400-006-1034

PROPERTY ADDRESS: 1523 Cornell Court, 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.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Rd., STE 2000
Chicago, IL 60606
Attn: Search Department

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