

# UNOFFICIAL COPY



Doc#: 1201741001 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/17/2012 10:38 AM Pg: 1 of 2

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

**MAIL TAX BILL TO:**  
Shaojing Liang  
1201 N. Winslowe  
Palatine IL 60074

**MAIL RECORDED DEED TO:**  
Monty Boatright  
Shaojing Liang  
1201 N. Winslowe #304  
Palatine IL 60074

110297321573

## SPECIAL WARRANTY DEED

THE GRANTOR, Federal Home Loan Mortgage Corporation, of 5000 Plano Parkway Carrollton, TX 75010-, a corporation organized and existing under the laws of the 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 to Shaojing Liang, of 106 Manchester Dr. Buffalo Grove, IL 60089-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

**PARCEL 1:**

UNIT 1201-304 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BEACON COVE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97124193, AS AMENDED FROM TIME TO TIME, IN THE CLOVER RIDGE P.U.D. A PART OF PHASE 3 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, OVER A STRIP OF LAND 80.0 FEET IN WIDTH IN NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID STRIP BEING 40.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE COMMENCING AT THE MOST NORTHERLY CORNER (DESIGNATED AS THE "POINT OF BEGINNING" IN THE HEREINAFTER NAMED DOCUMENT) OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER LR2507393 FILED JUNE 15, 1970 IN REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY 50.00 FEET ALONG A LINE DRAWN PERPENDICULARLY TO THE CENTER LINE OF RAND ROAD, AS ESTABLISHED ON JANUARY 8, 1925 TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTER LINE, THENCE CONTINUING SOUTHWESTERLY 250.00 FEET ALONG SAID PERPENDICULAR LINE TO A POINT OF CURVE, THENCE SOUTHWESTERLY 361.28 FEET ALONG THE ARC OF A CIRCLE OF 230.00 FEET RADIUS, CONVEX TO THE SOUTH, TO ITS POINT OF TANGENCY WITH A LINE DRAWN PERPENDICULARLY TO THE AFORESAID CENTER LINE OF RAND ROAD THROUGH A POINT 593.504 FEET (MEASURED ALONG SAID CENTER LINE OF RAND ROAD) NORTHWESTERLY OF THE HEREIN ABOVE DESCRIBED PLACE OF COMMENCEMENT; THENCE NORTHEASTERLY 250.00 FEET ALONG SAID PERPENDICULAR LINE TO THE TERMINAL POINT OF THE HEREIN DESCRIBED CENTER LINE; SAID TERMINUS BEING ON A LINE DRAWN 50.00 FEET (MEASURED PERPENDICULARLY) SOUTHWESTERLY OF AND PARALLEL WITH SAID CENTER LINE OF RAND ROAD, IN COOK COUNTY, ILLINOIS, AS CREATED BY DECLARATION AND GRANT OF EASEMENT DATED DECEMBER 14, 1972 FILED DECEMBER 21, 1972 AS DOCUMENT NUMBER LR2666783, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOT "A" AS DESCRIBED AS FOLLOWS: THAT PART OF OUTLOT "A" IN CLOVER RIDGE P.U.D., AFORESAID DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT "A" THENCE NORTH 00° 33 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT "A" 156.00 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE SOUTH 89° 26 MINUTES 23 SECONDS WEST, 86.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5

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ATGF, INC.

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**Special Warranty Deed - Continued**

THENCE NORTH 00° 33 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF LOTS 4 & 5 IN SAID CLOVER RIDGE P.U.D. 51.80 FEET; THENCE NORTH 89° 26 MINUTES 23 SECONDS EAST, 86.00 FEET TO THE EAST LINE OF SAID OUTLOT "A" THENCE SOUTH 00° 33 MINUTES 37 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A", 51.80 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 02-12-100-127-1024

**PROPERTY ADDRESS:** 1201 N. Winslowe Drive Unit #304, Palatine, IL 60074

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 21 Day of December 2011

Federal Home Loan Mortgage Corporation

By: [Signature]  
Attorney In Fact



STATE OF Illinois )  
 ) SS.  
 COUNTY OF Dupage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that SAACI [Signature] Attorney in Fact for Federal Home Loan Mortgage Corporation, 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 21 Day of December 2011

[Signature]  
 Notary Public  
 My commission expires: 8/17/12

**REAL ESTATE TRANSFER** 12/30/2011

	<b>COOK</b>	\$21.00
	<b>ILLINOIS:</b>	\$42.00
<b>TOTAL:</b>		\$63.00

02-12-100-127-1024 | 20111201603734 | EHK46Z

