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PREPARED BY:

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

Doc#: 1232501062 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/20/2012 11:08 AM Pg: 1 of 2

MAIL TAX BILL TO:

Stefan Harbov
880 Longboat Lane
Schaumburg, IL 60194

MAIL RECORDED DEED TO:

Hiten Gardi
939 N Plum Grove Road, Suite C
Schaumburg, IL 60173-

SPECIAL WARRANTY DEED

11/ 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 THE GRANTEE(S) Stefan Harbov*, of 1323 Cromwell Court Vernon Hills, IL 60061, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit: *unmarried man*

PARCEL 1:

THE EASTERLY 37.50 FEET OF THE WESTERLY 85.40 FEET, AS MEASURED ALONG AND PERPENDICULAR TO THE NORTHERLY LINE OF LOT 24 IN COLONY LAKE CLUB, UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTH WEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL, IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 13, 1976 AS DOCUMENT NO. 22763577.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION AS DOCUMENT 23860589 IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 07-16-101-016-0000

PROPERTY ADDRESS: 880 Longboat Lane, Schaumburg, IL 60194

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.

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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