

# UNOFFICIAL COPY

**PREPARED BY:**

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

**MAIL TAX BILL TO:**

Yury Egert and Olga Egert  
1227 W Farwell Ave 3W  
Chicago IL 60626



Doc#: 1302333002 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/23/2013 08:23 AM Pg: 1 of 3

**MAIL RECORDED DEED TO:**

Gregory Sultan  
1601 Sherman Ave Ste 200  
Evanston, IL 60201  
Yury Egert  
1227 W Farwell Ave 3W  
Chicago IL 60626

120297324876  
111

## 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 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) Yury Egert and Olga Egert, tenants in entirety of 1227 W Farwell Ave 3W Chicago, IL 60626-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNITS 34 AND G6 IN THE LAKEVIEW POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

**PARCEL 1:**

LOTS 1 TO 7 INCLUSIVE (EXCEPT THAT PART OF LOT 7 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTH TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTH WEST CORNER THEREOF; THENCE WEST TO THE NORTH WEST CORNER THEREOF; THENCE SOUTH ON THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING) IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, BEING A SUBDIVISION OF LOTS 44 TO 46 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON, ALSO OF LOTS 1,2 (EXCEPT THE WEST 20 FEET OF SAID LOT 2) IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON ALSO THE VACATED PART OF SHERIDAN ROAD DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF LOT 1 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE SOUTH WEST CORNER OF LOT 44 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 44 TO THE NORTH WEST CORNER THEREOF; THENCE WEST IN A STRAIGHT LINE TO THE NORTH EAST CORNER OF LOT 2 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING ALL IN THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THAT PART OF LOT 7 IN FERGUSON BIRCH PARK ADDITION TO EVANSTON DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTHERLY ON A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING; IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PARCEL 3:**

ALL THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY, LYING NORTH OF THE NORTH LINE OF LOTS 1 TO 7, BOTH INCLUSIVE, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, AFORESAID, WHICH LIES WEST

A.G.E. INC.

Special Warranty Deed Part 1 of 3  
ENCLOSURE

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Special Warranty Deed - *Continued*

OF THE WEST LINE OF N. SHERIDAN ROAD EXTENDED NORTH AND EAST OF THE WEST LINE OF LOT 7, EXTENDED NORTH, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030097477, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS


**PERMANENT INDEX NUMBER:** 11-29-101-033-1027

11-29-101-033-1049

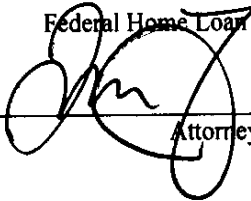
**PROPERTY ADDRESS:** 7746 N. Sheridan Road Unit #34, Chicago, IL 60626

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.

<b>REAL ESTATE TRANSFER</b>		01/03/2013
	<b>COOK</b>	\$72.50
	<b>ILLINOIS:</b>	\$145.00
	<b>TOTAL:</b>	\$217.50
11-29-101-033-1027   20121201600765   CVXN6M		

<b>REAL ESTATE TRANSFER</b>		01/03/2013
	<b>CHICAGO:</b>	\$1,087.50
	<b>CTA:</b>	\$435.00
	<b>TOTAL:</b>	\$1,522.50
11-29-101-033-1027   20121201600765   J48B3D		

Dated this DEC - 3 2012

Federal Home Loan Mortgage Corporation  
 By:  **Brian Tracy**  
 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 Brian Tracy 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

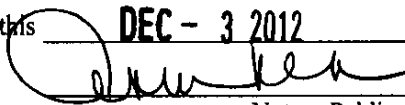
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Special Warranty Deed - Continued

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

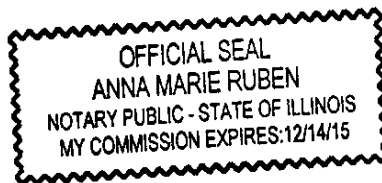
DEC - 3 2012



Notary Public

My commission expires: 12/14/15

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



Property of Cook County Clerk's Office