

# UNOFFICIAL COPY



Doc#: 1304541075 Fee: \$40.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/14/2013 10:42 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:**

Bram Pakhik  
8541 Lotus Ave #902  
Skokie IL 60077

**MAIL RECORDED DEED TO:**

Marcel Elia Yonan  
218 N Jefferson Street Ste 200  
Chicago, IL 60661

120797379520

## 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 THE GRANTEE(S) Bram Pakhik, of 2414 W. Bryn Mawr Ave Chicago, IL 60655-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NO. 902 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL"): THAT PART OF LOT 1 IN THE SUBDIVISION OF LOTS 1, 5 AND 6 OF OWNER'S SUBDIVISION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF SAID LOT WITH A LINE 213 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT (AS MEASURED ALONG THE WEST LINE THEREOF); THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO A POINT ON THE NORTH LINE OF LOT 1 IN SKOKIE MANOR HIGHLANDS, BEING A RESUBDIVISION OF PART OF LOT 1 IN THE SUBDIVISION OF LOTS 1, 5 AND 6 IN OWNER'S SUBDIVISION AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN SKOKIE MANOR HIGHLAND AND ALONG SAID NORTH LINE EXTENDED WEST TO THE SOUTHWESTERLY LINE OF HAMILTON DRIVE (NOW LOTUS AVENUE) AS SHOWN ON THE PLAT OF SAID SKOKIE MANOR HIGHLANDS; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE TO A POINT ON LINE DRAWN PARALLEL WITH THE NORTH LINE OF LOT 1 IN THE SUBDIVISION OF LOTS 1, 5 AND 6 AFORESAID THROUGH A POINT OF THE WEST LINE OF SAID LOT 421.10 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE WEST ALONG SAID PARALLEL LINE TO A POINT 288 FEET EAST OF THE WEST LINE OF SAID LOT (AS MEASURED ALONG SAID PARALLEL LINE); THENCE NORTH PARALLEL WITH THE WEST LINE 63 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE 71 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE 127 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 1,676 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 129.96 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 11 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT TO A POINT ON A LINE PARALLEL WITH THE NORTHLINE OF SAID LOT THROUGH THE PLACE OF BEGINNING; THENCE EAST TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART DEDICATED FOR LOTUS AVENUE (FORMERLY HAMILTON DRIVE) PER DOCUMENT 18463241, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 29213, RECORDED IN THE OFFICE OF RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 19574555; TOGETHER WITH AN UNDIVIDED 2.15% INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 10-21-119-099-1038

PROPERTY ADDRESS: 8541 Lotus Avenue Unit #902, Skokie, IL 60077

AF, INC.



Special Warranty Deed: Page 1 of 2

S  
P  
S  
SCY  
INT

# UNOFFICIAL COPY

Special Warranty Deed - *Continued*

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.

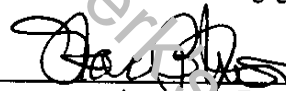
REAL ESTATE TRANSFER		01/31/2013
		COOK \$20.00
		ILLINOIS: \$40.00
		<b>TOTAL: \$60.00</b>
10-21-119-099-1038   20121201602885   1ENVRW		

Property of Cook County Clerk's Office

VILLAGE OF SKOKIE, ILLINOIS  
 Economic Development Tax  
 Skokie Code Chapter 98  
 Paid: \$120  
 Skokie Office 01/30/13

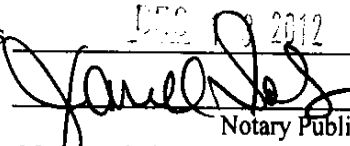
Dated this DEC 13 2012

Federal Home Loan Mortgage Corporation

By:   
 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 Staci Rhoads 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 DEC 13 2012  
  
 Notary Public  
 My commission expires: \_\_\_\_\_

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

