

UNOFFICIAL COPY



Doc#: 1305947009 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/28/2013 12:41 PM Pg: 1 of 3

GIT (2-27)

GIT 40002890 mm ¹/₂

MAIL TO:

~~BADESCU~~
~~41 LAHINCH DR~~
41 LAHINCH DR Lemont, IL
SPECIAL WARRANTY DEED (CORPORATION TO INDIVIDUAL)
ILLINOIS
60439

THIS INDENTURE, made this 24 day of January, 2013, between **Fannie Mae a/k/a Federal National Mortgage Association**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Vlad G Badescu (1160 Camelot, Lemont 60439, County of Cook and twhe State of Illinois)**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELFASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 22-34-104-029-0000

PROPERTY ADDRESS(ES): 41 Lahinch Drive, Lemont, IL, 60439

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Fannie Mae a/k/a Federal National Mortgage Association

Katherine G. Fle
By

AS ATTORNEY IN FACT

STATE OF _____)
COUNTY OF COOK) SS

I, Brooke A. Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine G. Fle personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and 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 severally 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.

Signed or attested before me on 24 day of January, 2013.
Brooke A. Cowan
NOTARY PUBLIC

U 123/15

My commission expires _____

This Instrument was prepared by
Carol Richie/PIERCE & ASSOCIATES, P.C.,
1 North Dearborn, Suite 1300
Chicago, IL 60602



REAL ESTATE TRANSFER	02/26/2013
COOK	\$118.00
ILLINOIS:	\$236.00
TOTAL:	\$354.00



22-34-104-029-0000 | 20130101604231 | D1RFV3

PLEASE SEND SUBSEQUENT TAX BILLS TO:

BADESCU
41 LAHATCH DR
LEMONI, IL
60424

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EXHIBIT A

PARCEL 1: THAT PART OF LOT 13 IN RUFFLED FEATHERS GOLF CLUB COMMUNITY, BEING A RESUBDIVISION OF LOTS 110 THRU 144 IN RUFFLED FEATHERS BEING A SUBDIVISION OF PART OF SECTION 27 AND PART OF THE NORTH ½ OF SECTION 34, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1996 AS DOCUMENT NO. 96873927, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF AFOREMENTIONED LOT 13; THENCE SOUTH 58 DEGREES 29 MINUTES 05 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID LOT 13, 119.76 FEET; THENCE SOUTH 29 DEGREES 58 MINUTES 33 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID LOT 13, 26.57 FEET TO A POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST MENTIONED COURSE 34.80 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 31 SECONDS WEST, THROUGH A COMMON PARTY WALL, 142.08 FEET TO A POINT IN THE NORTHWEST LINE OF SAID LOT 13 AND ALSO THE SOUTHEAST RIGHT OF WAY LINE OF LAHINCH DRIVE; THENCE NORTHEAST ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 212.66 FEET AND AN ARC LENGTH OF 4.03 FEET TO A POINT OF TANGENCY; THENCE NORTH 31 DEGREES 30 MINUTES 55 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID LOT 13, 31.30 FEET THENCE SOUTH 89 DEGREES 48 MINUTES 31 SECONDS EAST, 141.03 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOTS P AND R AS CREATED BY RUFFLED FEATHERS PLAT OF SUBDIVISION AFORESAID. PARCEL 3: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOTS 23, 24 AND 25 IN RUFFLED FEATHERS GOLF CLUB COMMUNITY AFORESAID.