

UNOFFICIAL COPY

FIRST AMERICAN TITLE

ORDER # 2591844



Doc#: 1430210028 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/29/2014 10:51 AM Pg: 1 of 4

Mail to and Tax Bill
ANGELINA YOVCHEVA
AND TSANKO HANTOV
6244 North Keeler
Chicago, IL 60646

4800-283

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FEDERAL HOME LOAN MORTGAGE CORPORATION, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to Angelina Yovcheva and Tsanko Hantov, Married, as Joint Tenants _____, address: 2327 W Wolfram St, #413, Chicago, IL 60618, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

PARCEL 1: UNIT 413, BUILDING 2327, IN WOLFRAM TOWERS CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN CLYBOURNE AVENUE ADDITION TO LAKE VIEW AND CHICAGO SUBDIVISION, BEING A SUBDIVISION IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B. TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 14, 2000 AS DOCUMENT NO. 00984625, IN COOK COUNTY, ILLINOIS. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

PARCEL 2: THE EXCLUSIVE USE OF P-54, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO AFORESAID DECLARATION.
Commonly Known as: 2327 W Wolfram St, #413, Chicago, IL 60618
Parcel Identification No.: 14-30-117-041-1049

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for the year 2014 and of subsequent year;
- (b) building set back lines, easements, covenants, conditions and/or restrictions of record;
- (c) provisions, conditions, covenants, restrictions, options, assessments and easements as created by the Declaration of Restrictions recorded as Document Number 00984625 and any amendments thereto; provisions, conditions and limitations as

S
Y
P 3/66
S
SC
INT

UNOFFICIAL COPY

Property of Cook County Clerk's Office

	22-Oct-2014
REAL ESTATE TRANSFER TAX	
CHICAGO:	1,050.00
CTA:	420.00
TOTAL:	1,470.00
14-30-117-041-1049 20141001637993 0-019-610-752	



	22-Oct-2014
REAL ESTATE TRANSFER TAX	
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00
14-30-117-041-1049 20141001637993 2-092-252-28c	



UNOFFICIAL COPY

created by the Condominium Property Act

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said FEDERAL HOME LOAN MORTGAGE CORPORATION, has caused these presents to be signed on its behalf, this 14 day of October, 2014.

FEDERAL HOME LOAN MORTGAGE CORPORATION, by
Hauselman, Rappin & Olswang, Ltd. by Power of Attorney

By: [Signature]
Name: DANIEL H. OLSWANG, Partner

THIS INSTRUMENT WAS PREPARED BY:
Hauselman, Rappin & Olswang, Ltd.
39 South LaSalle Street
Chicago, Illinois 60603

STATE OF ILLINOIS

COUNTY OF COOK

I, Mirela S Michaels, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that DANIEL H. OLSWANG, personally known to me to be a partner of Hauselman, Rappin & Olswang, Ltd., as Attorney-in-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION, a corporation organized and operating under the laws of the United States of America, on behalf of said corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such officer, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

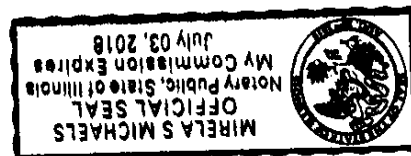
GIVEN under my hand and official seal this 14 day of October, 2014.

[Signature]
Notary Public

SELLER IS EXEMPT FROM PAYMENT OF STATE TAXES AND TAX STAMPS ON DEEDS 12 U.S.C. 1452(e)

Exempt under provision of
Paragraph B, Section 31-45
Property Tax Code.

10-17-14 Date [Signature] Buyer, Seller or Representative



UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

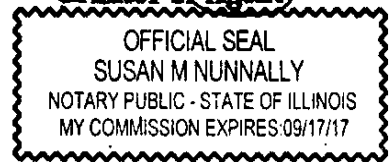
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 17, 2014

Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me
By the said agent
This 17 day of October 2014.
Notary Public Susan M. Nunnally



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date October 17, 2014

Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me
By the said agent
This 17 day of October 2014.
Notary Public Susan M. Nunnally



Note: Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)