

# UNOFFICIAL COPY



Doc#: 1505126031 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/20/2015 11:18 AM Pg: 1 of 3

AMERICAN TITLE  
DU18292

MAIL TO:  
VINCENT F. GIULIANO  
7222 W. CERMAK RD STE 701  
NORTH RIVERSIDE, IL 60076  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 21 day of January, 2015, between **Federal Home Loan Mortgage Corporation** (5000 Plano Pkway, Carrollton, TX 75010), a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Miglana Mihaylova and Nikolay Mihaylov** (20559 N. Weiland Road, Prairie Grove, IL 60059), 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, RELEASE, 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: *\* NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS*

### 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): **02-34-102-064-1071**  
PROPERTY ADDRESS(ES): **921 Buccaneer Dr, Schaumburg, IL, 60173**


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P 3  
S N  
SC Y  
INT D

IN WITNESS WHEREOF, said party of the first part has caused by its Attorney in Fact, the day and year first above written.

VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX  
26124 / \$ 95.<sup>00</sup>

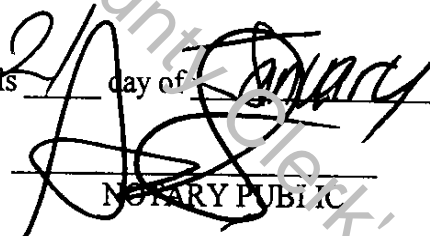
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**Federal Home Loan Mortgage Corporation**

  
By Pierce & Associates, P.C. as  
Attorney in Fact  
Eddy Copot

STATE OF Ill )  
COUNTY OF Cook ) SS

I, **Amanda K. Griffin**, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Eddy Copot**, personally known to me to be the Attorney in Fact for Federal Home Loan Mortgage Corporation, and 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 severally acknowledged that as the Attorney he signed and delivered the said instrument their free and voluntary act, and as the free and voluntary act and deed for the uses and purposes therein set forth.

SIGNED OR ATTESTED BEFORE ME this 21 day of January, 2014  
  
NOTARY PUBLIC  
My commission expires: 6/20/18

This Instrument was prepared by  
PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300, Chicago, IL 60602  
By: Jacqueline Konaszewski



PLEASE SEND SUBSEQUENT TAX BILLS TO:

NIKOLAY MIHAYLOV  
20559 N. WEILAND Rd  
PRAIRIE VIEW, IL 60069

REAL ESTATE TRANSFER TAX		12-Feb-2015
COUNTY:		47.50
ILLINOIS:		95.00
TOTAL:		142.50

02-34-102-064-1071 | 20150101656448 | 0-186-261-120

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## EXHIBIT A

PARCEL 1: UNIT 22-05 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HIDDEN POND CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 93-117717, IN SECTION 34, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE HIDDEN POND HOMEOWNER'S ASSOCIATION RECORDED FEBRUARY 16, 1993, AS DOCUMENT NUMBER 93117759.

Commonly Known As: **921 Buccaneer Dr., Schaumburg, IL 60173**

Property of Cook County Clerk's Office