

# UNOFFICIAL COPY

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**PREPARED BY:**  
Codilis & Associates, P.C.  
Brian P. Tracy, Esq.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527



**Doc#:** 1515610032 **Fee:** \$40.00  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/05/2015 12:25 PM Pg: 1 of 2

**MAIL TAX BILL TO:**  
Ivaylo Petkov  
1599 E. BAYSIDE COURT  
HOFFMAN ESTATES, IL 60192

**MAIL RECORDED DEED TO:**  
ELENA COSTA, ESQ.  
10700 W. HIGGINS RD, STE. 200  
ROSEMONT, IL 60018

## SPECIAL WARRANTY DEED

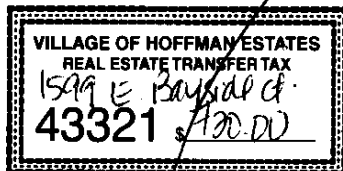
1/2

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), Ivaylo Petkov married to Krasimira S. Karchova Petkova of , 953 E. Golf Rd Apt #4 Arlington Heights, IL 60005- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 23 IN BLOCK 2 IN HARPER'S LANDING UNIT 4, BEING A RESUBDIVISION OF PARTS OF VACATED STREETS, VACATED PER DOCUMENT NUMBER 22650177, AND PARTS OF HOWIE IN THE HILLS UNIT 2, BEING A SUBDIVISION OF PART OF SECTION 19 AND PARTS OF PALATINE ESTATES SUBDIVISION, A RESUBDIVISION OF LOT 12, BLOCK 32 IN HOWIE IN THE HILLS UNIT 2, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SAID SECTION 19, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PERMANENT INDEX NUMBER:** 02-19-133-023-0000  
**PROPERTY ADDRESS:** 1599 E. Bayside Court, Hoffman Estates, IL 60192

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.



Attorneys' Title Guaranty Fund, Inc.  
111 W. Wacker Dr., Suite 2400  
Chicago, IL 60601-1650  
Attorney Arch Department

REAL ESTATE TRANSFER TAX		03-Jun-2015
COUNTY:		120.00
ILLINOIS:		240.00
TOTAL:		360.00

02-19-133-023-0000 | 20150501683554 | 1-481-751-936

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Dated this APR 17 2015

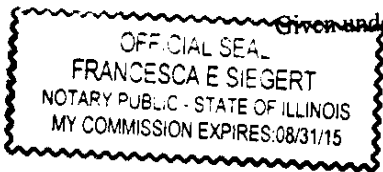
Property of Cook County Clerk's Office

Federal Home Loan Mortgage Corporation

By: [Signature] Matthew J. Rosenberg  
Codilis & Associates, P.C., its 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 Matthew J. Rosenberg 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 APR 17 2015  
[Signature]  
Notary Public  
My commission expires: 08/31/15

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