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FIDELITY NATIONAL TITLE UNOFFICIAL COPY

PREPARED BY:
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15W030 N. Frontage Rd.
Burr Ridge, IL 60527

3265443



Doc#: 1524049090 **Fee:** \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/28/2015 10:52 AM Pg: 1 of 3

MAIL TAX BILL TO:

Vladimir Kamenetsky and Alla Verbitsky
654 Astor Lane
Wheeling IL 60090

MAIL RECORDED DEED TO:

Vladimir Kamenetsky and Alla Verbitsky
654 Astor Lane
Wheeling IL 60090

SPECIAL WARRANTY DEED

THE GRANTOR, PennyMac Corp., of 345 Rouser Road, Building #5 Corappolis, PA 15108, a corporation organized and existing under the laws of _____, 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) Vladimir Kamenetsky and Alla Verbitsky, * of 654 Astor Ln Wheeling, IL 60090-_____, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit: * HUSBAND and wife, not as tenants in common but as joint tenants, WROS

UNITS 1-405 AD P-1-57 IN PRAIRIE PARK AT WHEELING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN PRAIRIE PARK AT WHEELING SUBDIVISION OF PARTS OF THE NORTH HALF OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0506203148, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE-AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203148. P.I.N. 03-02-100-066-1029; 03-02-100-066-1105 COMMONLY KNOWN AS 45 PRAIRIE PARK DRIVE, UNIT 405 & P-1-57, WHEELING, IL 60090.

PERMANENT INDEX NUMBER: 03-02-100-074-1029; 03-02-100-074-1105
PROPERTY ADDRESS: 45 Prairie Park Dr., Wheeling, IL 60090

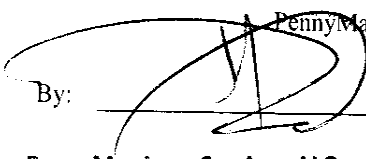
GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises 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.

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Special Warranty Deed - Continued

Dated this 2/24/15

Property of Cook County Clerk's Office

By:  PennyMac Corp.

STATE OF _____)
COUNTY OF _____) SS.



By: PennyMac Loan Services, LLC
It's Attorney in Fact and duly authorized signer:
Michael Drawdy
Senior Vice President

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that PennyMac Corp., 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 _____

Notary Public
My commission expires: _____

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

REAL ESTATE TRANSFER TAX		28-Aug-2015
	COUNTY:	87.75
	ILLINOIS:	175.50
TOTAL:		263.25
03-02-100-074-1029 20150301672832 15-46-082-176		

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

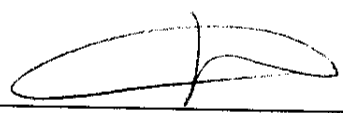
State of ~~California~~ Ventura
County of _____)

On 2/24 2015 before me, Cynthia Hoff, Notary Public
(insert name and title of the officer)

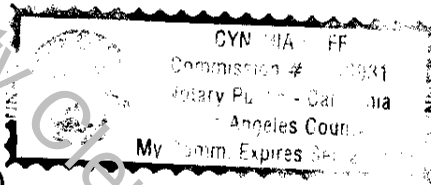
personally appeared Michael Drawdy
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



Property of Clerk's Office