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Doc#: 0522020081
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/08/2005 11:40 AM Pg: 1 of 4

PREPARED BY:

Codilis & Associates, P.C.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

MAIL TAX BILL TO:

Jose Perez
2605 S. Indiana Ave
Chicago, IL 60616

MAIL RECORDED DEED TO:

Woods & Evans, LLC
96 Codilis & Associates P.C.
15W030 N. Frontage Rd
Burr Ridge, IL 60527

SPECIAL WARRANTY DEED

THE GRANTOR, Federal Home Loan Mortgage Corporation, 5000 Plano Parkway, of the City of Carrollton, State of TX, a corporation organized and existing under the laws of the State of United, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Jose Perez and Amy Perez, husband and wife, of 2001 S. Michigan #215, Chicago, IL 60616, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

SEE ATTACHED

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.

Dated this 21st Day of July 2005

ATGF, INC.

Federal Home Loan Mortgage Corporation
Attorney In Fact for

By

Christina Babakitis

STATE OF

IL

COUNTY OF

Cook

SS.

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

"OFFICIAL SEAL"

Howard L. Goldner

Notary Public, State of Illinois

My Commission Exp. 08/30/2006

GIVEN UNDER MY HAND AND NOTARIAL SEAL, this

21st

Day of

July

2005

Notary Public

My commission expires:


* ATTORNEY IN
FACT FOR
BY CHRISTINA
BABAKITIS


Exempt under the provisions of paragraph

b

Real G. Bens

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CITY TAX	CITY OF CHICAGO	# 0000009668	REAL ESTATE TRANSFER TAX
	 JUL.28.05		009000.0
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP32665.0

CITY TAX	CITY OF CHICAGO	# 0000009668	REAL ESTATE TRANSFER TAX
	 JUL.28.05		00502.50
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP32665.0

Property of Cook County Clerk's Office

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PARCEL 1: UNIT 1102 IN THE STRATFORD AT SOUTH COMMONS
CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY
OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF BLOCKS 80 AND 83 IN CANAL TRUSTEE'S SUBDIVISION OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE 167.0 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 26TH STREET, BEING THE NORTH LINE OF LOTS 23 TO 37, BOTH INCLUSIVE, IN THOMAS STINSON'S SUBDIVISION OF BLOCK 80 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, WITH A LINE OF 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SOUTH INDIANA AVENUE, BEING A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 22 IN THOMAS STINSON'S SUBDIVISION, AFORESAID, TO THE SOUTHEAST CORNER OF LOT 26 IN LAFLIN AND SMITH'S SUBDIVISION OF BLOCKS 86 AND 89 OF CANAL TRUSTEE'S SUBDIVISION, AFORESAID; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 95.0 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 237.60 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 79.50 FEET TO A POINT 404.60 FEET SOUTH OF SAID SOUTH LINE OF EAST 26TH STREET AND 224.50 FEET EAST OF SAID WEST LINE OF SOUTH INDIANA AVENUE; THENCE CONTINUING EAST ALONG SAID LINE PARALLEL WITH THE SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 25.10 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 289.27 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 20.0 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 4.67 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 78.00 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 43.0 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 94.66 FEET TO THE WEST LINE OF SOUTH PRAIRIE AVENUE BEING A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 52 IN LAFLIN AND SMITH'S SUBDIVISION, AFORESAID, TO THE NORTHEAST CORNER OF LOT 37 IN THOMAS STINSON'S SUBDIVISION, AFORESAID; THENCE NORTH ALONG SAID WEST LINE OF SOUTH PRAIRIE AVENUE A DISTANCE OF 67.66 FEET TO SAID SOUTH LINE OF EAST 26TH STREET; THENCE WEST ALONG SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 392.28 FEET TO SAID LINE OF 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SOUTH INDIANA AVENUE; THENCE SOUTH ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 167.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 17-27-305-140-1083

Property Address: 2605 S. Indiana Ave, Chicago, IL 60616

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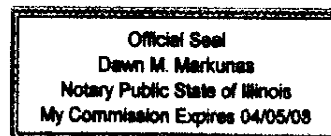
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the 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 7-21-05

Signature: Scott C. Lewis

Subscribed and sworn to before me by the said GENEO A. BENNETT this 21ST day of July, 2005.



Notary Public Dawn M. Markunas

The grantee or his agent affirms and verified 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 and hold title to real estate under the laws of the State of Illinois.

Dated 7-21-05, 1997

Signature: Scott C. Lewis

Subscribed and sworn to before me by the said GENEO A. BENNETT this 21st day of July, 2005.

Notary Public Dawn M. Markunas



Note: any person who knowingly submits a false statement concerning the indemnity of a 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 the Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)