# 1702973021

PREPARED BY:

Codilis & Associates, P.C.

15W030 N. Frontage Rd.

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Doc#: 0720839038 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 07/27/2007 10:05 AM Pg: 1 of 3

MAIL TAX BILL TO:

Burr Ridge, IL 60527

Gilberto Melendez 822 Elma Avenue Elgin, IL 60120

MAIL RECORDED DEED TO:

Karl Park 555 Tollgate Road, Suite F Elgin, IL 60123

## SPECIAL WARRANTY DEED

THE GRANTOR, Federal Home Local Mortgage Corporation, of the City of Carrollton, State of Texas, a corporation organized and
considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Gilberto Melendez, of 47 N. JANE OR
considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Gilberto Melendez, of 47 N. 3 ANE DR
, all interest in the following described real estate situated in the County of COOK
State of Illinois, to wit:

THE EASTERLY 2.0 FEET OF LOT ONE HUNDF.EI) EIGHT (108) AND ALL OF LOT ONE HUNDRED NINE (109) IN FIRST ADDITION TO BLACKHAWK MANOR SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 6 AND 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THUND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TYLL'S OF COOK COUNTY, ILLINOIS ON JUNE 21, 1954 AS DOCUMENT NUMBER 1530293.

Permanent Index Number(s): 06-06-106-093

Property Address: 822 Elma Avenue, Elgin, IL 60120

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 encurance ed 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; 'bu'ding, 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 19 <sup>th</sup>	Day of June	20 07	0.
	CITY OF ELGIN REAL ESTATE TRANSFER STAMP 41547	By :	Christina Babakitis attorney in fact for Federal Home Loan Morts: 20 Comporation
STATE OF Illinois	)		
COUNTY OF DuPage	) SS. )		

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

> Attorneys' Title Guaranty Fund, Inc. 1 S Wacker Dr., STE 2400 Chicago, IL 60806-4650

Attn: Search Department

Prepared by ATG Resource™

Special Warranty Deed: Page 1 of 2 FOR USE IN: ALL STATES "0720839038 Page: 2 of 3

# pecial Warranty Deed - Continued NOFFICIAL COPY

Special warranty Deed - Continued		
Given under my hand and notar	rial seal, this 19 <sup>th</sup> Day <b>O</b> f June	20 07
	Sarel Dolin	
	Notary Public	
	My commission expires: 5/5/11	
Exempt under the provisions of paragraph B		
•	OFFICIAL SEAL JANEL SOLIS	

Coot County Clark's Office

Tax Exempt pursuant to paragraph

Section 4, of the Real

Estate Transfer To Act.

Date Agent 0720839038 Page: 3 of 3

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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 \( \square \) Signature:	nou e
Subscribed and sworn to before me by the said	1
day of	Notary Public State of Illinois My Commission Expires 04/05/03
Notary Public Joun M. Mauke	<u>1</u> 00

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 pusiness or acquire and hold title to real estate in Illinois, a partnership authorized to disciness 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 lawns of the State of Illinois.

Signature Subscribed and sworn to before me by the said this day of

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.)

(22.)